



**HEARNES**  
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**Eastwood Avenue  
Ferndown, BH22 9LQ**

# FREEHOLD PRICE

## £450,000

**“Detached bungalow with no chain occupying a plot of 0.23 of an acre with scope to modernise and extend (stpp)”**

This traditional detached bungalow provides excellent potential to extend and modernise within an impressive garden or alternatively to offer scope for an additional dwelling by severing part of the plot (subject to planning permission)

The overall plot size is 0.238 of an acre with the main side and rear boundaries measuring 254' on the right side and 270' across the rear.

The bungalow accommodation comprises: two bedrooms, bathroom, kitchen and a spacious living room and dining area that could convert to a third bedroom. Other benefits include gas central heating, double glazing, double glazed sliding patio doors in both the lounge and bedroom one that could be re-configured, exceptional frontage and driveway for several vehicles to a garage and additional brick built store.

The property is situated in an extremely conveniently location only ¼ mile from Ferndown shops, amenities, bus routes and access to the A31 commuter routes to Wimborne and Ringwood.

- Double glazed UPVC front door to the entrance hall
- L shaped **entrance hall** with hatch to loft, airing cupboard with slatted shelving, wood laminate flooring
- Original style **kitchen** comprising range of base and wall mounted units with adjoining worktops, single drainer sink unit with double glazed above, mosaic tiled walls, wall mounted modern Gloworm gas boiler and further double glazed window to the front aspect, space, power and plumbing for appliances, recess ideal for a tall standing fridge freezer, double glazed door giving access to the rear garden, original tiled flooring
- Spacious open plan **lounge/dining room** with double glazed sliding patio doors giving access to and overlooking the southerly aspect rear garden, further double glazed window to the front aspect to the dining area. This living space could be converted to a further bedroom in the dining area which would still leave a well proportioned living room (stpp)
- **Bedroom one** has double glazed sliding patio doors giving access to and overlooking the rear garden
- **Bedroom two** has a double glazed window to the front aspect
- **Bathroom** comprising wood panelled bath with chrome mixer tap, wash hand basin and WC, double glazed opaque window to the rear aspect, tiling around the shower and half height throughout the bathroom

The surrounding garden is a particular feature due to the width of the plot which provides scope for further outbuildings, additional parking or the potential to add another property to the side (subject to planning permission) or to provide extra separate accommodation in the form of an annexe.

COUNCIL TAX BAND: C

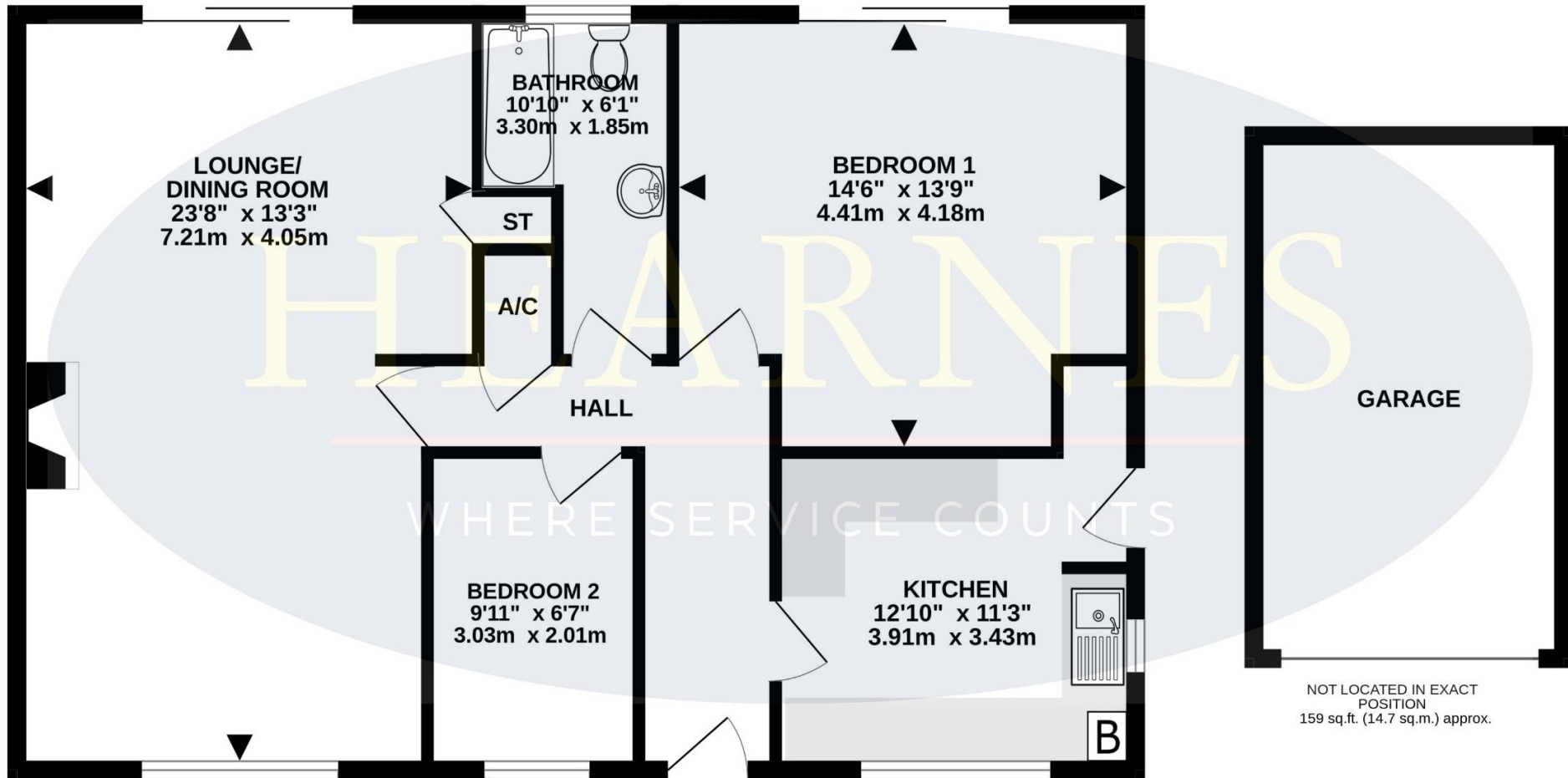
EPC RATING: D



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TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.

NOT LOCATED IN EXACT  
POSITION  
159 sq.ft. (14.7 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

