



**Victoria Gardens, Ferndown
Dorset, BH22 9JH**

FREEHOLD PRICE

£425,000

“Detached bungalow situated at the top of a very sought after cul-de-sac, just ½ a mile from the town centre, offered with no chain”

This traditional detached three bedroom bungalow comprises; open plan lounge/dining room, fitted kitchen, shower room and separate cloakroom, with excellent potential to modernise and reconfigure.

The property occupies a quiet secluded position at the end of a small cul-de-sac, known for its convenient level access to Ferndown’s shops and amenities, only 200 yards from regular bus routes and access to Wimborne and a local Sainsbury’s Superstore on the A31 commuter route.

Other benefits include a Worcester gas boiler, radiator heating, double glazing and a covered internal hall to the large than average garage and rear garden, whilst the driveway provides parking for several vehicles.

The rear garden is particularly private with a level lawn and patio. The property is offered with no onward chain.

- **Entrance porch**, with an inner door to the hall that leads to the garden and garage
- **Inner hall**
- **Hallway**, with a cupboard housing the hot water tank and Worcester gas boiler, hatch to the loft
- **Kitchen** with a range of base and wall mounted units, worktops, Rangemaster cooker, integral fridge and freezer, dishwasher, and plumbing for a washing machine, window and a door to the side aspect, extractor hood and door to the dining area
- **Dining area** which is open plan to the lounge, with a window to the front aspect
- Lounge enjoying a dual aspect
- **Bedroom one** with a window to the rear aspect and a range of fitted wardrobes
- **Bedroom two** with a window to the rear aspect and a built-in cupboard
- **Bedroom three** with a window to the side aspect and a built-in cupboard
- **Shower room** incorporating a shower cubicle, wash hand basin with vanity storage beneath, wc, window, fully tiled walls and flooring
- Separate **cloakroom** incorporating a wc, wash hand basin, window, fully tiled walls and flooring
- A front driveway provides **off-road parking** for several vehicles, leading to the garage and a section of lawned garden with a variety of shrubs, mature borders
- 25ft x 10ft **Tandem garage** with an up and over door, flat roof which requires repair, integral side door and a window
- 30ft x 45ft **Private rear garden** which is mainly laid to lawn, with a partly raised paved patio adjacent to the rear of the property, side access and enclosed timber panel fencing

COUNCIL TAX BAND: E

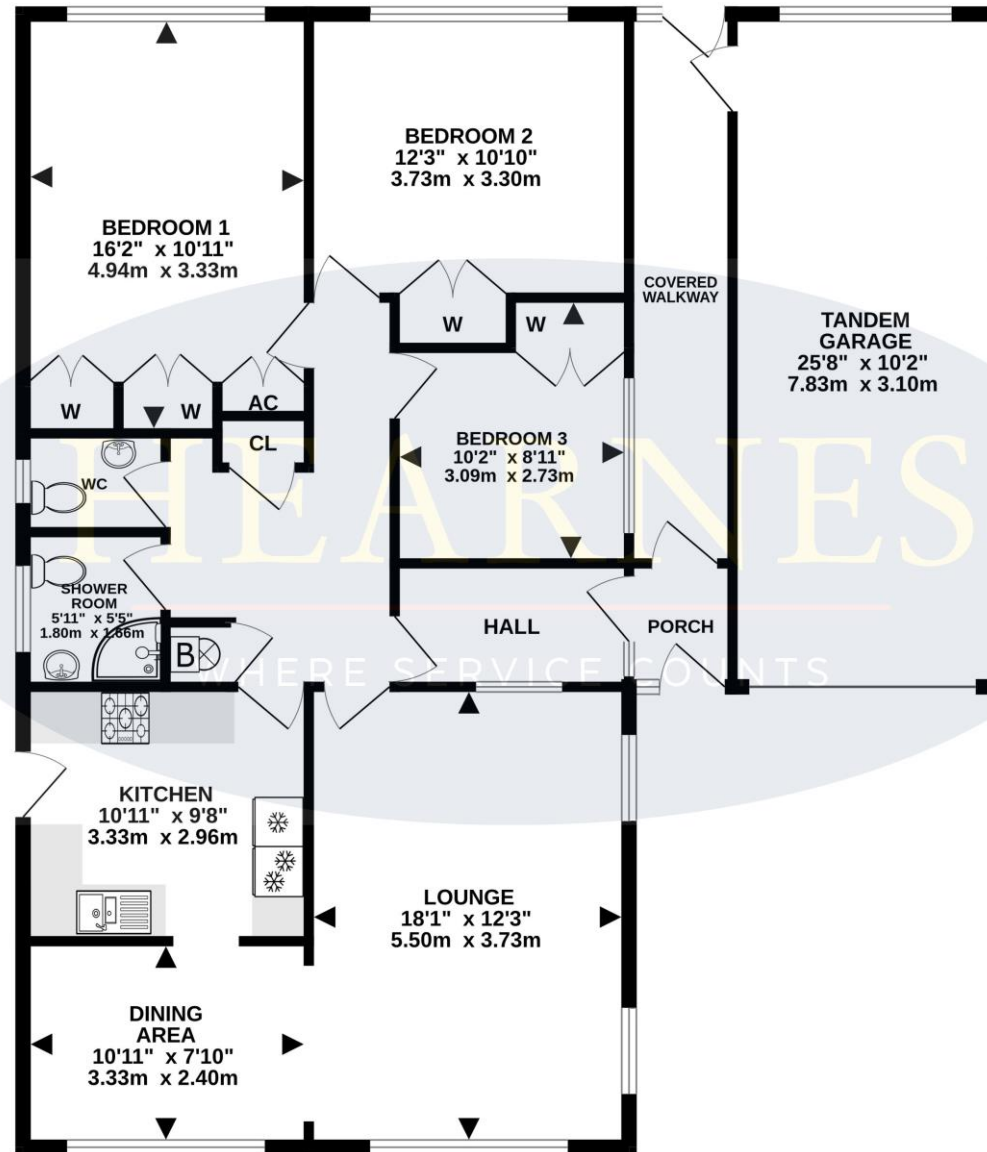
EPC RATING: D



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TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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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