



**Bramley Road
Ferndown, Dorset BH22 9JJ**

FREEHOLD

GUIDE PRICE £400,000

“A well proportioned detached bungalow situated in an extremely sought after location offered with no forward chain”

This traditional detached bungalow is offered in excellent decorative order and is situated off the main Victoria Road providing convenient access to local regular bus routes, Ferndown shops and amenities.

The accommodation comprises two double bedrooms served by a modern shower room and separate cloakroom, a fitted kitchen with double glazed door to the rear garden, spacious 23ft lounge/dining room with large windows to the front and rear.

Other benefits include a convenient storm porch, reception hallway, double glazing and gas central heating, driveway parking for several vehicles to a detached single garage with pitched roof and up and over door.

- **Entrance lobby** double glazed door and window
- **Entrance hall** with double doors to storage cupboard
- **Kitchen** fitted in a range of floor and wall mounted units with adjacent worktops, tiled splashbacks, space for cooker, plumbing for washing machine, sink unit with double glazed window above and door the rear garden
- **Spacious dual aspect living/dining room** measuring approximately 23ft 2in x 12ft
- **Bedroom one** with double glazed window to the front aspect
- **Bedroom two** with double glazed window to the rear aspect
- **Shower room** fitted in a modern white suite comprising shower cubicle with marble effect acrylic splash screen and glazed doors, low level WC, wash hand basin, opaque double glazed window and part tiled walls
- **Driveway** providing parking for several vehicles to one side of the bungalow and in turn leading to the garage
- Impressive front lawn setting the property back from the road with mature screened hedging along all boundaries
- **Detached garage** with pitched roof and up and over door and single door to the garden
- **The rear garden** is particularly private with paved patio, side gate, mature hedging to the rear boundary, outside tap

Ferndown's town centre is located less than 500 metres away with its array of shops, cafes, leisure and recreational facilities.

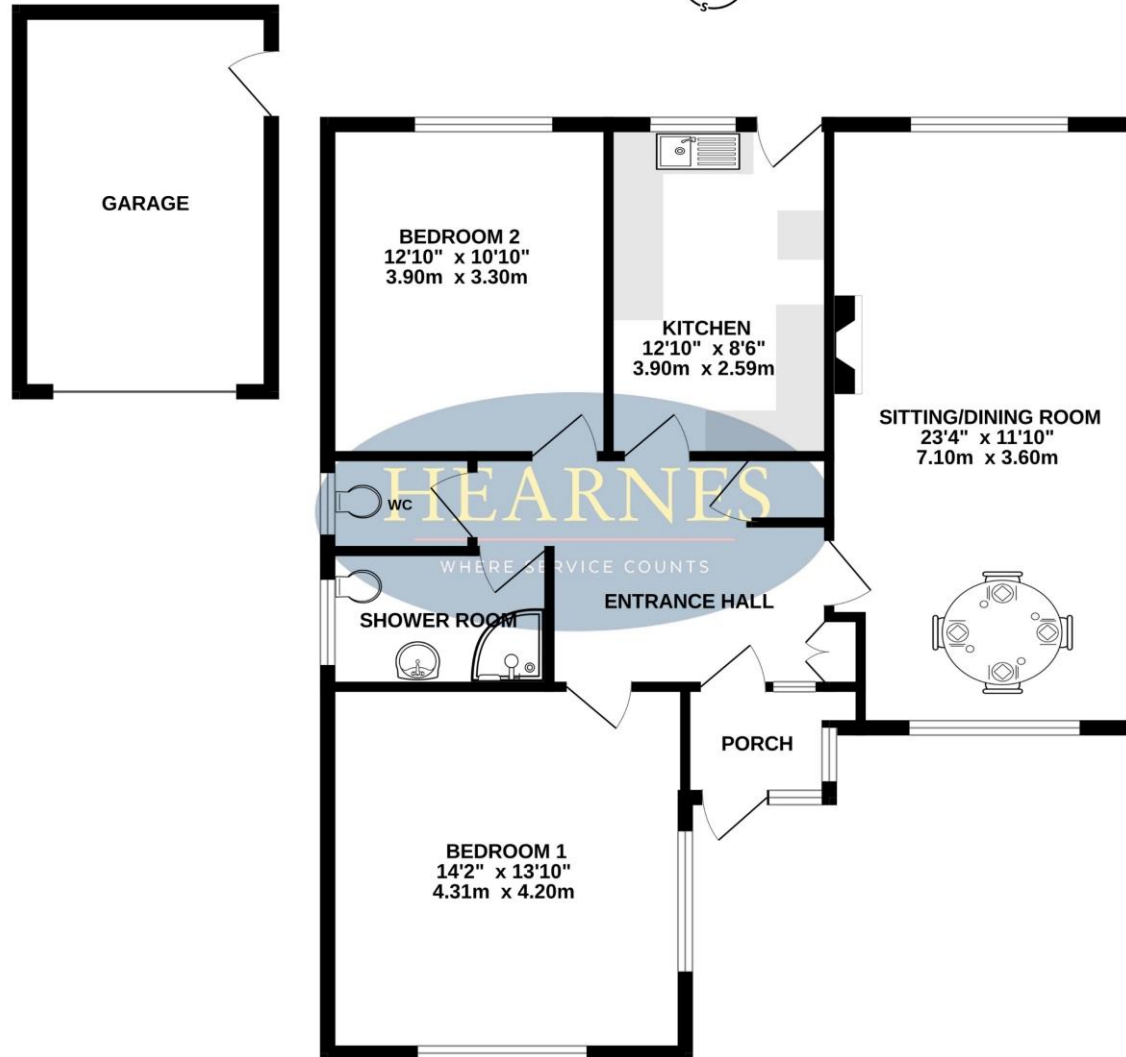
COUNCIL TAX BAND: D

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.7 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

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