



Coppice Avenue,
Ferndown, Dorset, BH22 9PN

FREEHOLD GUIDE PRICE

£350,000

“Discreetly positioned in a cul-de-sac location with a south facing garden and no chain”

This superbly positioned two bedroom semi detached bungalow has a double glazed conservatory overlooking a private south facing rear garden, side driveway and single garage.

The property is tucked away in a pleasant and peaceful cul-de-sac location and now comes to the market offered with no onward chain.

- **Two bedroom semi detached bungalow with a private south facing rear garden and no chain**
- Good sized **entrance hall** with storage cupboard and cupboard housing a wall mounted gas fired Worcester boiler
- Good sized **lounge** with double glazed French doors leading out to the conservatory
- The **conservatory** is fully double glazed, enjoys a pleasant outlook over the rear garden and has double glazed French doors leading out onto the patio area
- **Kitchen** incorporating rolltop worksurfaces with a good range of base and wall units, integrated oven, hob and extractor, space for fridge freezer, recess and plumbing for washing machine, larder cupboard, storage cupboard, fully tiled walls, double glazed window overlooking the rear garden and double glazed door leading out onto a side driveway
- **Bedroom one** is a generous sized double bedroom with a double glazed window to the front aspect and fitted floor to ceiling wardrobes with mirrored sliding doors
- **Bedroom two** is a good sized single bedroom, double glazed window to the front aspect and is currently being used as a dining room
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, pedestal wash hand basin, WC, fully tiled walls
- The **rear garden** faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 40' x 30'
- Adjoining the rear of the property there is a paved patio. The remainder of the garden is predominantly laid to lawn. A path continues down through the garden to a further area of patio located behind the garage
- The **front garden** has been landscaped for ease of maintenance
- A side **driveway** provides generous off road parking. Double wooden gates open to give vehicle access down to a single garage
- Single **garage** has a metal up and over door
- **Further benefits** include double glazing, a gas fired heating system and the property is offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.

COUNCIL TAX BAND: C

EPC RATING: C

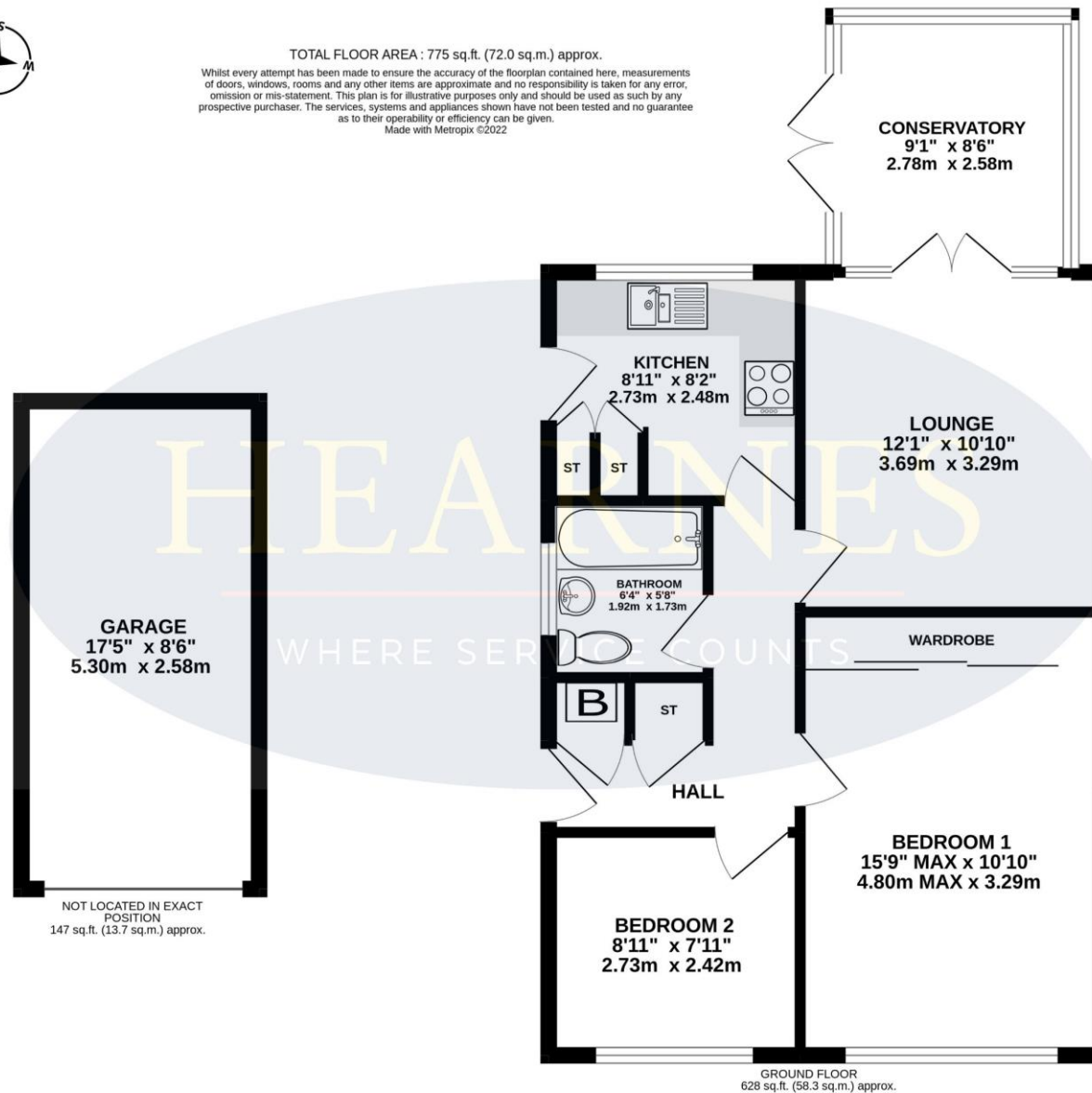
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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