



Coppice Avenue,
Ferndown, Dorset, BH22 9PX

FREEHOLD

GUIDE PRICE £325,000

“A delightful & well presented semi detached bungalow with a southerly aspect garden and garage offered with no onward chain”

This well maintained semi detached bungalow is situated in an extremely convenient location only 500 yards from regular bus routes and a local convenient store.

- **Two bedroom semi detached bungalow in a cul-de-sac location**
- Recently replaced double glazed front door leads to the **entrance hall**
- **Lounge/diner** situated at the rear of the property with double glazed French doors giving access to the rear garden
- Stylish modern **kitchen** incorporating range of base and wall mounted units, worktops, integrated and raised Neff oven, inset ceramic hob with extractor over, sink unit with double glazed window above, overlooking the rear garden, space and plumbing for washing machine and fridge freezer, two single storage cupboards, double glazed opaque door, tiled splashbacks, tiled flooring
- **Bedroom one** with a comprehensive range of mirror fronted sliding door wardrobes with hanging and storage space, double glazed window to the front aspect
- **Bedroom two** with double glazed window to the front aspect
- **Shower room** incorporating a stylish modern suite comprising 1.5 width shower cubicle with mosaic tiled step up, WC, pedestal wash hand basin, fully tiled walls and flooring, opaque double glazed window to the side aspect, door to cupboard
- A particular feature of the of the property is the southerly aspect **rear garden** with a level lawn, section of raised timber decking, recently laid patio and a gentle sloping pathway to a timber storage shed. The garden is enclosed by wooden panel fencing with a pleasant private outlook
- **Driveway** provides off road parking for 2 vehicles. Timber double gates lead to a further section of driveway and garage
- Single **garage** has an up and over door, power and lighting
- **Further benefits** include: gas central heating and double glazing

Ferndown offers an excellent range of shopping, leisure and recreational facilities approximately 1 mile away.

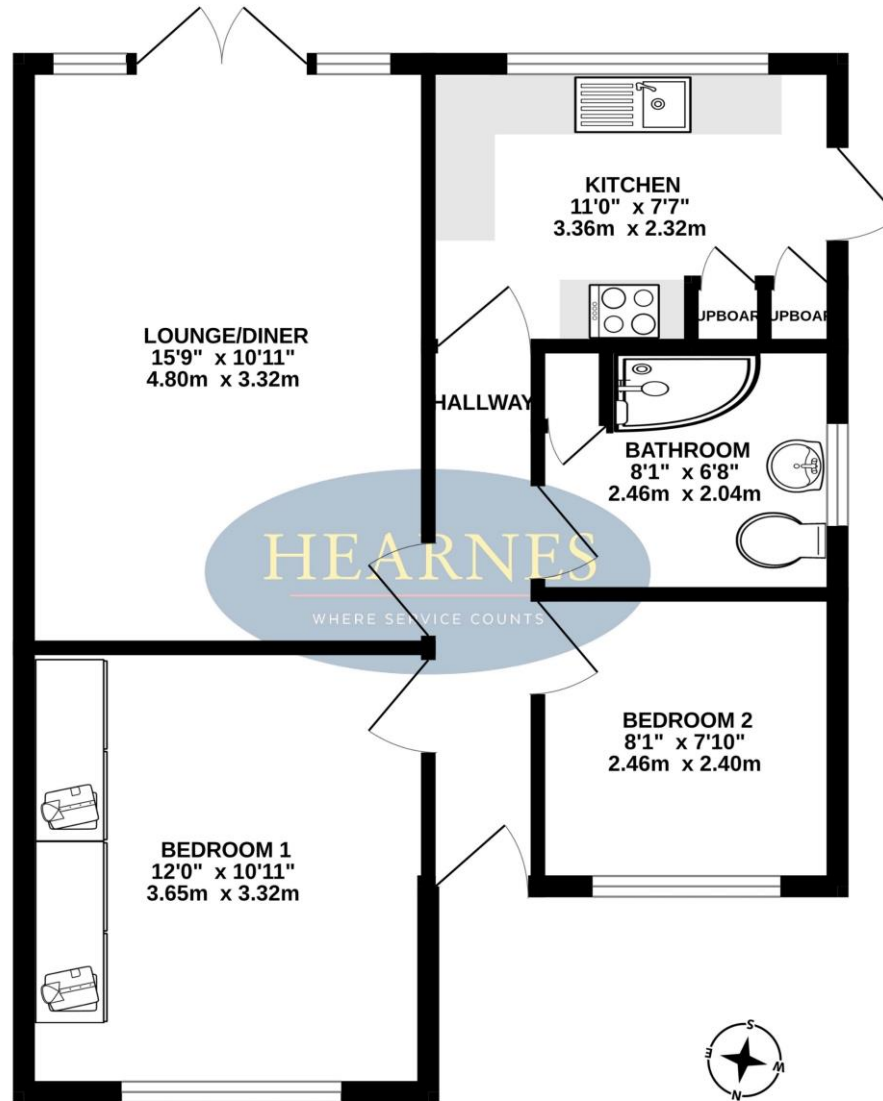
COUNCIL TAX BAND: C

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 546 sq.ft. (50.8 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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