



HEARNES
WHERE SERVICE COUNTS

**Victoria Gardens
Ferndown BH22 9JQ**

FOR SALE
HEARNES
01202 890899

FREEHOLD PRICE

£450,000

“Immaculately presented and conveniently located bungalow with a West facing garden 400 metres from the town centre”

This superbly positioned and extremely well presented three bedroom detached bungalow has a West facing rear garden, detached single garage and driveway providing generous off-road parking.

This light and spacious bungalow enjoys a convenient location approximately 400 metres from Ferndown's town centre and an early viewing is strongly recommended.

A three bedroom detached bungalow with a West facing garden and single garage

- Spacious **entrance hall** with coat cupboard housing a wall mounted gas fired Valiant boiler and replacement internal doors leading through into this well planned accommodation
- 19 ft x 17 ft L shaped dual aspect **lounge/dining room**
- **The lounge area** has an electric fire and double glazed pitched window overlooking the front garden
- **The dining area** has ample space for dining table and chairs and door leading through into the kitchen/breakfast room
- **15 ft Kitchen/breakfast room** incorporating ample roll top worksurfaces which continues round to form a breakfast bar, base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window overlooking the rear garden, double glazed door leading out onto a side path
- **Bedroom one** is a generous sized double bedroom benefitting from two fitted double wardrobes
- **Bedroom two** is also a generous sized double bedroom, again benefitting from fitted wardrobes
- **Bedroom three** is currently used as an office as it has sliding patio doors leading out into the conservatory
- **The conservatory** enjoys a pleasant outlook over the rear garden and has a door giving access onto a decked seating area
- **Shower room** finished in a stylish white suite incorporating a shower cubicle, with chrome raindrop showerhead and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Separate cloakroom** also finished in a stylish white suite, incorporating a WC with a concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls

Outside

- **The rear garden** faces a Westerly aspect, is fully enclosed and measures approx. 30ft x 40ft
- Adjoining the rear of the property there is a **decked seating area** with the remainder of the garden predominately laid to lawn, surrounded by well stocked flower beds
- In the far corner of the garden there is a **useful timber storage shed**
- The **front garden** has been landscaped for easy maintenance
- A resurfaced front and **side driveway** provides generous off-road parking
- The **side driveway** continues down to a detached single garage
- **Detached single garage** has a remote control up and over door, light and power

Further benefits include double glazing, a gas fired heating system with Valiant boiler and replastered smoothed ceilings

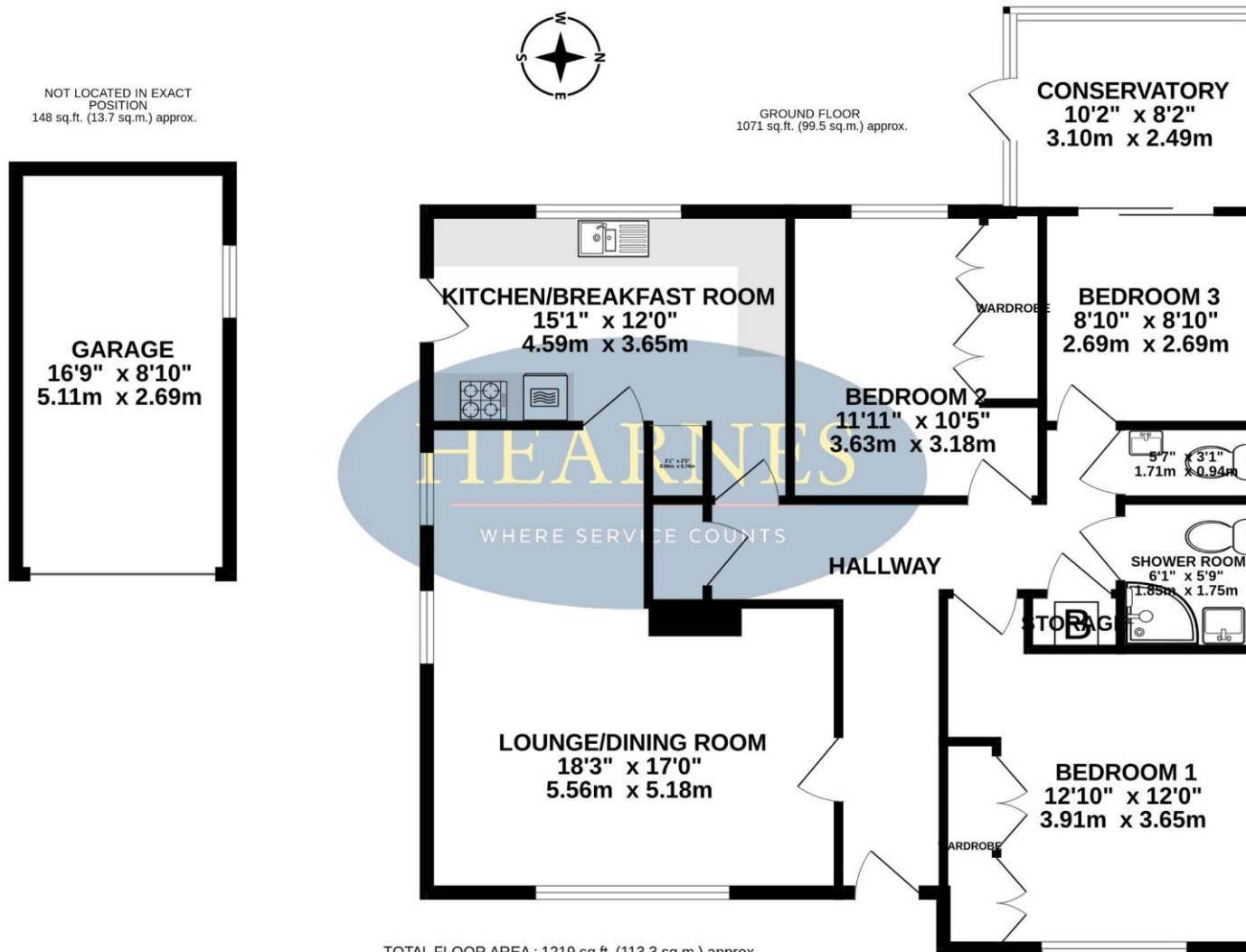
Ferndown offers an excellent range of shopping, leisure and recreational facilities

COUNCIL TAX BAND: E

EPC RATING: C



AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 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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