

FOR SALE
HEARNES
6-8 VICTORIA ROAD, FERNDOWN, DORSET, BH22 9HL
01202 890890

Sole Agent

25

HEARNES

WHERE SERVICE COUNTS

Westwood Avenue
Ferndown, Dorset, BH22 9HL

FREEHOLD GUIDE PRICE

£375,000

“Conveniently located approximately 600 metres from Ferndown’s town centre with no chain”

This superbly positioned and generous sized two double bedroom detached bungalow has a private, enclosed rear garden with a detached single garage and driveway providing generous off road parking.

This light and spacious bungalow has been well maintained but is in need of some updating. The property comes to the market offered with no onward chain and is conveniently located approximately 600 metres from Ferndown’s town centre.

- **Two double bedroom detached bungalow with a private, enclosed rear garden and offered with no chain**
- Good sized **entrance hall**
- **Cloakroom** with WC, wash hand basin with vanity storage beneath
- **Lounge area** with living flame coal effect gas fire and a bay window to the front aspect. Archway through to the dining area
- **Dining area** has space for dining table and chairs and a double glazed window to the side aspect
- **Kitchen/breakfast room** incorporating work tops, base and wall units, recess for cooker, recess and plumbing for washing machine, space for fridge/freezer, wall mounted gas fired replacement Worcester boiler, a larder cupboard, space for breakfast table and chairs, double glazed window overlooking the rear garden and double glazed door leading out onto a side driveway
- **Bedroom one** is a generous size double bedroom with a bay window to the front aspect
- **Bedroom two** is also a double bedroom enjoying a pleasant outlook over the rear garden
- **Bathroom** incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, partly tiled walls
- **The rear garden** measures approximately 50ft in length and offers a good degree of seclusion. Adjoining the rear of the property there is a patio area with a path continuing down through the garden to two timber storage sheds. The garden itself is predominantly laid to lawn and is enclosed by mature shrubs and fencing
- Wrought iron gates open onto a **side driveway** which provides generous off road parking and in turn leads up to a detached single garage. There is a good size area of front lawn with many mature plants and shrubs
- **Detached single garage** has light and power and metal up and over door
- **Further benefits include;** double glazing, gas fired heating system with replacement boiler and the property now comes to the market offered with no onward chain.

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

COUNCIL TAX BAND: D

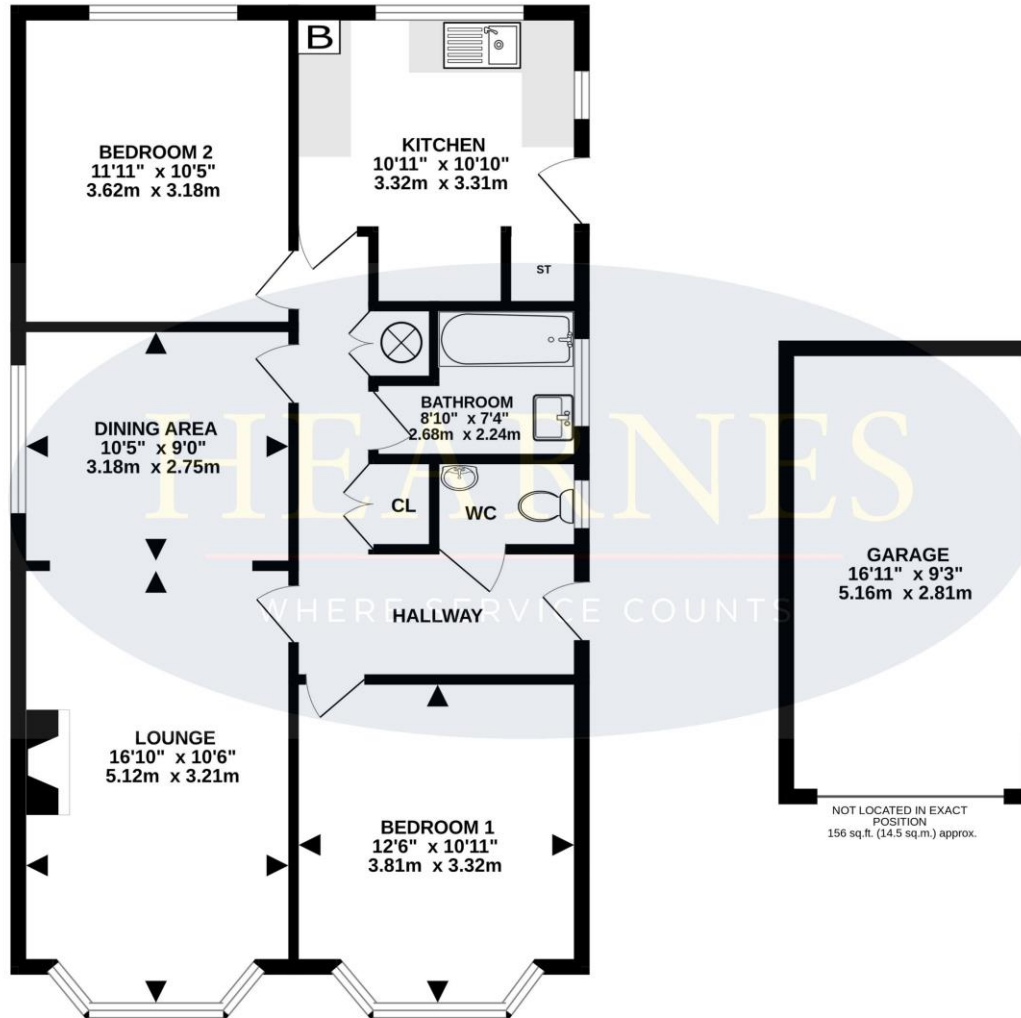
EPC RATING: D

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.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

