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Brabourne Avenue, Ferndown  
Dorset, BH22 9EJ

# FREEHOLD PRICE

## £375,000

***“A four bedroom detached family house in need of modernisation, backing onto Ferndown common, offered with no forward chain”***

This 1980's detached Georgian style house provides excellent scope to modernise and refurbish, having been in the family since new.

The accommodation comprises four first floor bedrooms, a dated bathroom and kitchen, spacious living room and a separate dining room.

Other benefits include gas radiator heating, double glazing, driveway parking to a convenient covered porch leading to the attached garage which has up and over doors to both the front and rear leading to the private garden, which also requires maintenance.

The property is located in an exceptionally convenient position only 500 yards from a popular First School, regular bus routes and access to Ferndown town centre amenities.

There is also a convenient pathway that leads to Ringwood Road and the popular M&S Foodhall, together with nearby pathways into miles of heathland walks, ideal for dog walkers.

- Convenient **covered storm porch area**

#### Ground Floor:

- Immediate **entrance hall** - stairs to the first floor and glazed double doors to;
- **Lounge** – spacious and light with three windows to the front aspect, door to under stairs storage, original parquet flooring
- **Cloakroom** – WC, wash hand basin, opaque window to side elevation
- **Dining room** – window overlooking the rear garden
- **Kitchen** – requires modernisation and currently has original units, space and plumbing for a washing machine, space for electric cooker, window overlooking and a door providing access to the rear garden, sink unit with mixer taps, wall mounted Idealogic condensing boiler fitted in 2020 and a door returning to the dining area and lounge

#### First Floor:

- **Landing** - hatch to a loft space
- **Bedroom one** – two windows to the front aspect and a further opaque window to the side. This room currently has a built in sink unit and exposed shower recess
- **Bedroom two** – window to the rear aspect and double doors to a cupboard housing a hot water tank
- **Bedroom three** – window to the front aspect
- **Bedroom four** – window to the rear aspect
- **Bathroom** – in need of modernisation, currently comprising original bath, sink unit, WC, partly tiled and opaque window to the side

#### Outside:

- **Front driveway** - parking leading to the garage and a level section of garden laid to lawn with shrub borders
- **Garage** – up and over doors to the front and rear
- **Rear garden** – measuring approximately 44ft x 32ft, requiring maintenance, with mature trees and shrubs, section of patio and a private outlook

COUNCIL TAX BAND: E

EPC RATING: D

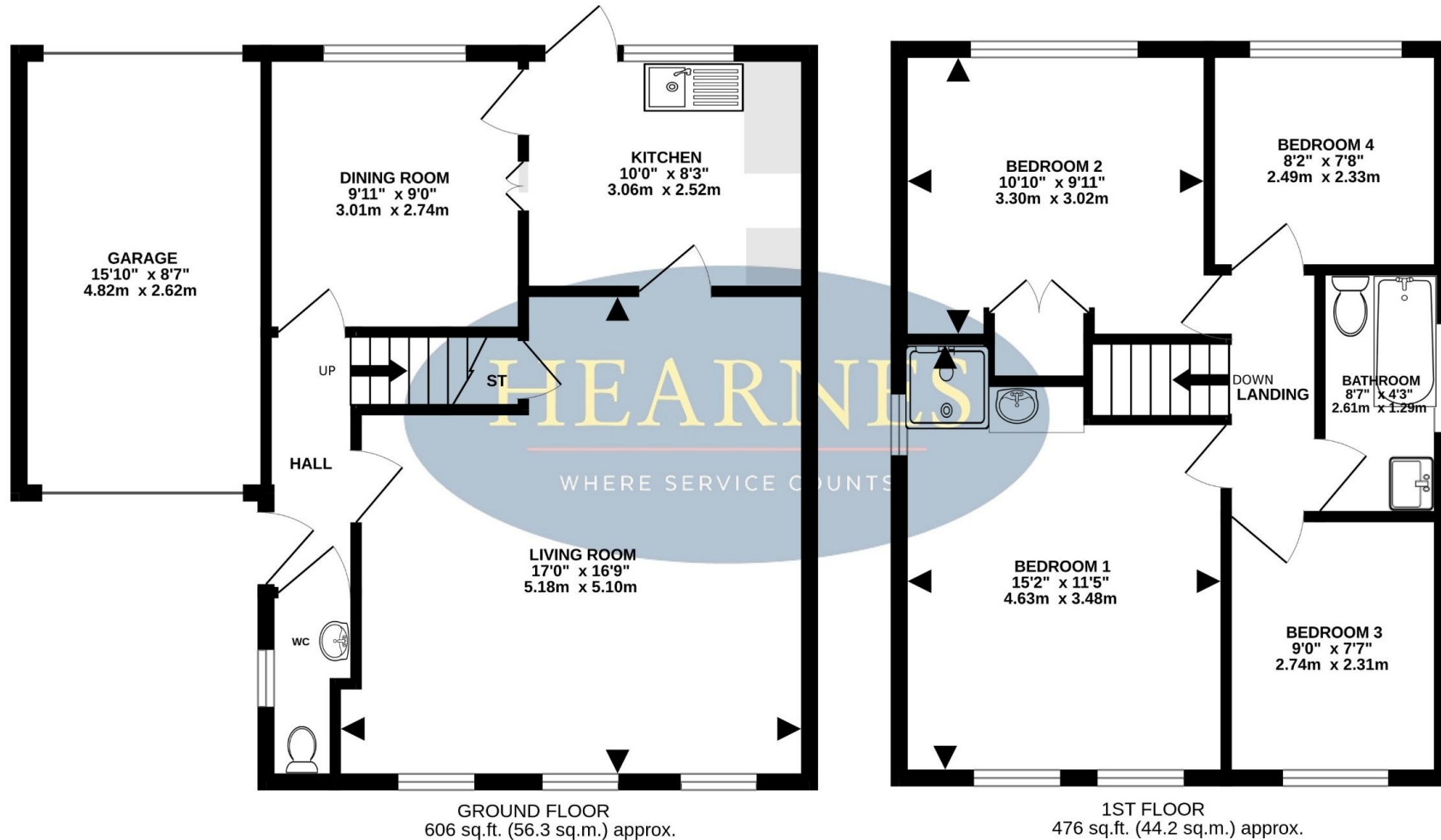


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TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.

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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