



**HEARNES**  
WHERE SERVICE COUNTS

Ringwood Road  
Ferndown, Dorset, BH22 9AE

# FREEHOLD PRICE

## £325,000

***“A generous sized family home with a secluded west facing garden and single garage”***

This conveniently located and well proportioned two double bedroom, mid-terrace family home has a double glazed conservatory overlooking a secluded west facing rear garden with a single garage located in a nearby block.

This light and spacious family home is offered in immaculate condition and is conveniently located for all local amenities.

- **A generous size, two double bedroom family home with a secluded west facing garden and single garage**

#### Ground floor:

- **Entrance porch**
- **Entrance hall**
- **17ft Lounge** with bay window overlooking the front garden. An attractive focal point of the room is an exposed brick feature fireplace with slate hearth
- **16ft Kitchen/dining room** incorporating roll top worksurfaces, base and wall units, recess for cooker with extractor canopy above, recess and plumbing for dishwasher, space for dining table and chairs, double glazed window opening into the conservatory and double glazed door giving access
- **Conservatory/utility** which has space and plumbing for washing machine, space for fridge/freezer, double glazed sliding patio doors leading out into the rear garden

#### First floor:

- **Landing**
- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes
- **Bedroom two** is also a generous size double bedroom with fitted wardrobes and cupboard housing wall mounted gas fired boiler
- **Spacious family bathroom** finished in a white suite incorporating panelled bath with shower over, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls

#### Outside:

- **The rear garden** measures approximately 30ft in length, faces a westerly aspect and is fully enclosed
- **The garden** has been landscaped for ease of maintenance and is laid to an Indian Sandstone patio with a flower bed border. A rear pedestrian gate leads out to a single garage located in a nearby block
- **Single garage** located in a nearby block with metal up and over door
- **The front garden** has also been landscaped for ease of maintenance and is stocked with many attractive plants and shrubs
- **Further benefits include;** double glazing and a gas fired heating system

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

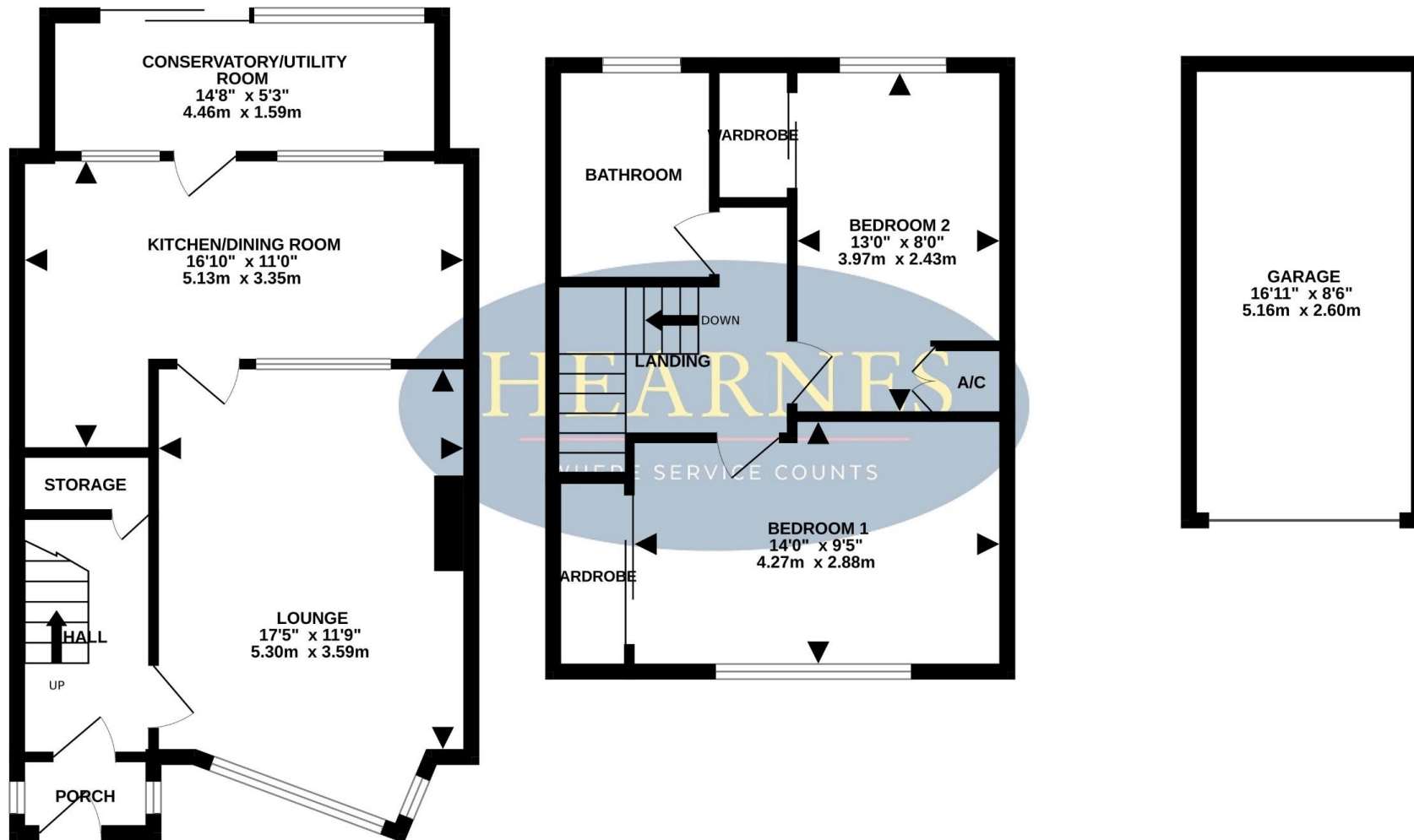


GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



NOT LOCATED IN EXACT  
POSITION  
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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