



Trent Way, Ferndown
Dorset, BH22 8UZ

FREEHOLD PRICE

£240,000

“Mid-terrace house situated in an off-road position adjacent to heathland with two double bedrooms and private garage”

This mid-terrace house comprises two double bedrooms, bathroom, spacious lounge with patio doors to the rear garden and a fitted kitchen.

Other benefits include; modern gas central heating, double glazing, private off road parking, southerly aspect rear patio garden and access to a private single garage to the rear of the building. The property is accessed via a partially tarmac single lane with no through traffic backing onto Parley Common.

- **A two double bedroom mid-terrace house backing onto Parley Common**

Ground floor:

- **Entrance porch** with door to storage cupboard and from door to entrance hall
- **Entrance hall** with stairs to first floor, open to kitchen
- **Kitchen** comprising range of base and wall mounted units with a range of worktops, sink unit with double glazed window above, integrated oven and four ring gas hob with extractor above, tiled splashbacks, space and plumbing for washing machine, tall standing fridge/freezer, wood laminate flooring, space for fridge
- **Lounge/dining room** with double glazed sliding patio doors to the rear garden, wood laminate flooring, space for dining table

First floor:

- **Landing**
- **Bedroom one** with double glazed window to rear aspect
- **Bedroom two** with double glazed window to front aspect and built-in cupboard
- **Bathroom** comprising panelled bath with wall mounted sink unit with WC, wash hand basin and tiled splashbacks

COUNCIL TAX BAND: B

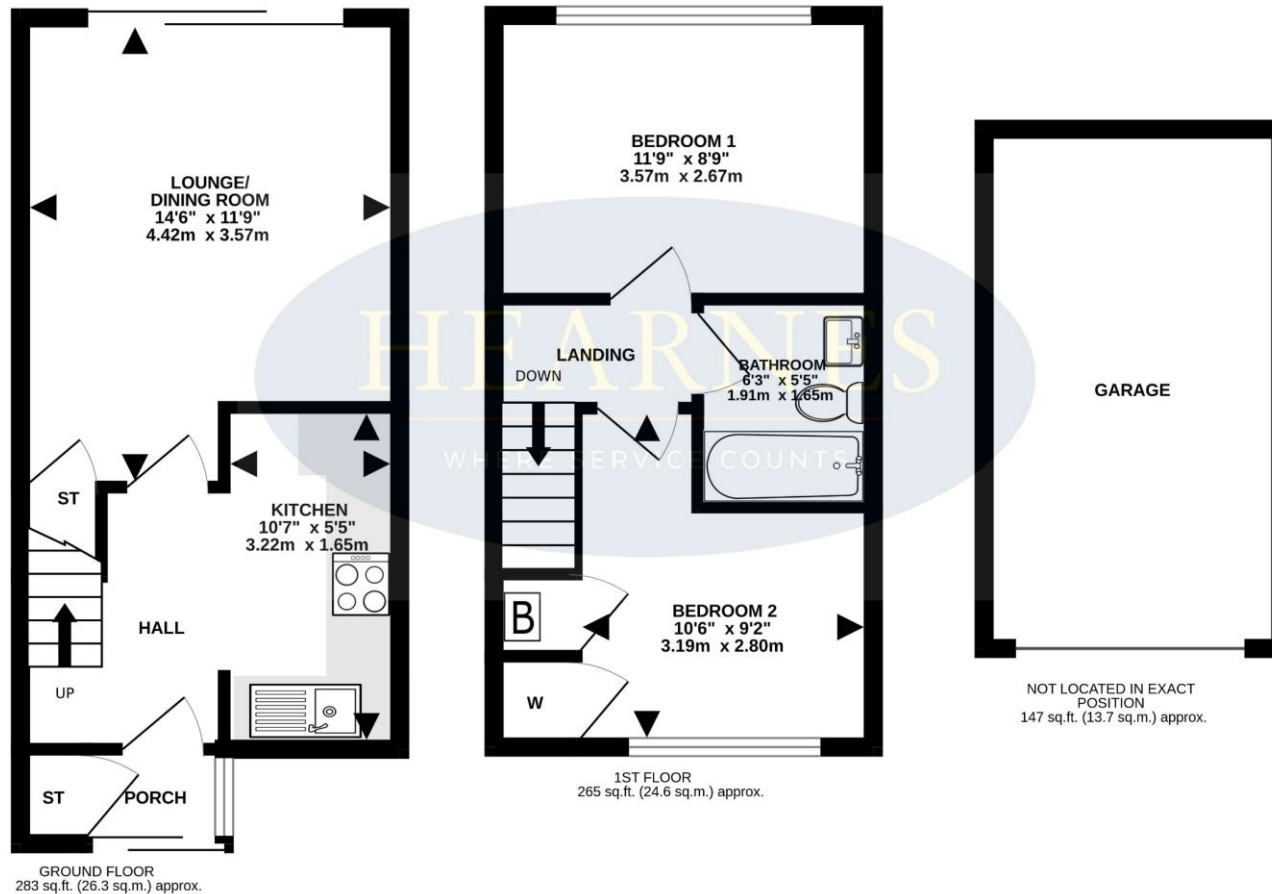
EPC RATING: C

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.



TOTAL FLOOR AREA : 695 sq.ft. (64.5 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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