



**HEARNES**

WHERE SERVICE COUNTS

**Ameyford Road  
Ferndown, Dorset, BH22 9PZ**



# FREEHOLD GUIDE PRICE

## £375,000

*“In need of some updating with lots of scope and potential with a private, west facing 60ft garden”*

A conveniently located three bedroom detached bungalow with a 60ft secluded west facing rear garden, a 20ft detached garage with adjoining workshop/office and front driveway providing generous off road parking.

This superbly positioned bungalow sits centrally on a good sized and secluded plot. The property does require updating and has a tremendous amount of scope and potential to be enlarged and enhanced (subject to the necessary planning consents). The property now comes to the market offered with no onward chain.

- **A three bedroom detached bungalow sitting centrally on a good size secluded and westerly facing plot with no chain**
- **Entrance porch**
- **Entrance hall**
- **14ft Dual aspect lounge**
- **Bedroom one** is a 14ft double bedroom with fitted wardrobes
- **Bedroom two** is also a double bedroom
- **Bedroom three** can also be used as a dining room and has access through to the conservatory
- **12ft Conservatory**
- **Kitchen** with airing cupboard, door leading out to the utility
- **Utility** with direct access out into the garden
- **Bathroom** with WC, pedestal wash hand basin, panelled bath
- **The rear garden** measures approximately 60ft in length x 50ft in width, faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **paved patio**. The remainder of the garden is predominantly laid to lawn. In the far corner of the garden there is a useful timber shed
- **20ft Detached garage** which is larger than the average, has a metal up and over door with a side personal door. Adjoined to the rear of the garage there is a workshop/office
- **Further benefits include;** double glazing, UPVC fascias and soffits and a gas fired heating system. The property also now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.

**COUNCIL TAX BAND: C**

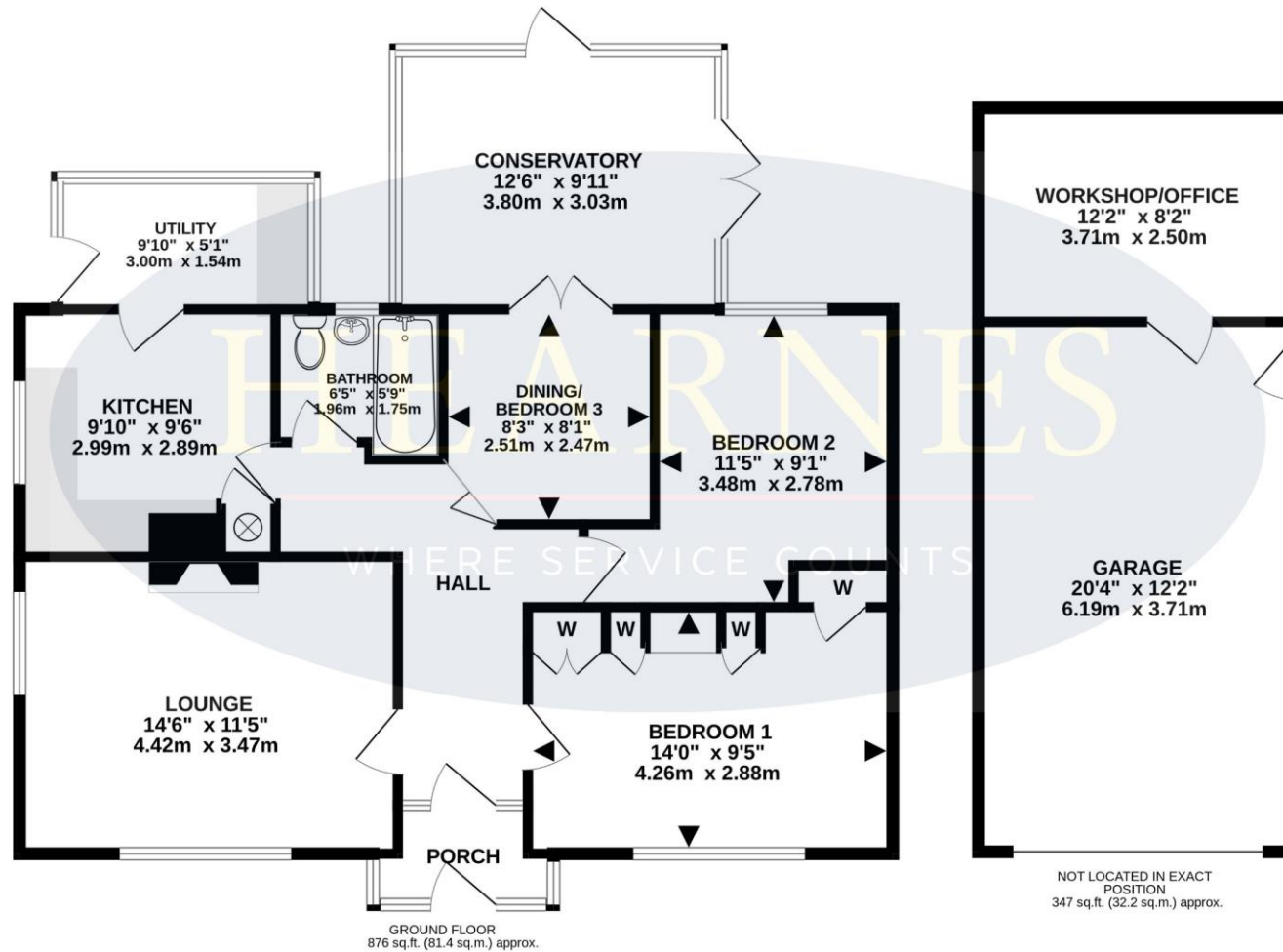
**EPC RATING: D**

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 : 1223 sq.ft. (113.6 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



