



**Morden Avenue, Ferndown
Dorset, BH22 8HS**

FREEHOLD

GUIDE PRICE £275,000

“Occupying a good sized secluded plot in a sought after and convenient location”

This conveniently located and generous sized two double bedroom detached bungalow has a 60ft secluded rear garden, garage and driveway. The property is in need of full refurbishment and has an enormous 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.

- **Two bedroom detached bungalow with a 60ft rear garden and no chain**
- Good sized **entrance hall**
- 19ft Dual aspect **lounge/dining room**
- **Kitchen** with a serving hatch through to the lounge/dining room and a door leading out to the conservatory
- Fully double glazed **conservatory**, with direct access out to the rear garden
- **Two double bedrooms**
- **Bathroom**
- **Separate cloakroom**
- **Rear garden** measuring approximately 60ft in length x 45ft in width, is particularly overgrown, but is fully enclosed and offers a good degree of seclusion
- Side driveway providing generous **off-road parking**, which in turn leads down to a **single garage**
- **Further benefits** include double glazing and a gas-fired heating system. The property also comes to the market offered with **no onward chain**

Marks & Spencer's Simply Food Hall is located approximately 500 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately ½ a mile away.

COUNCIL TAX BAND: D

EPC RATING: D

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

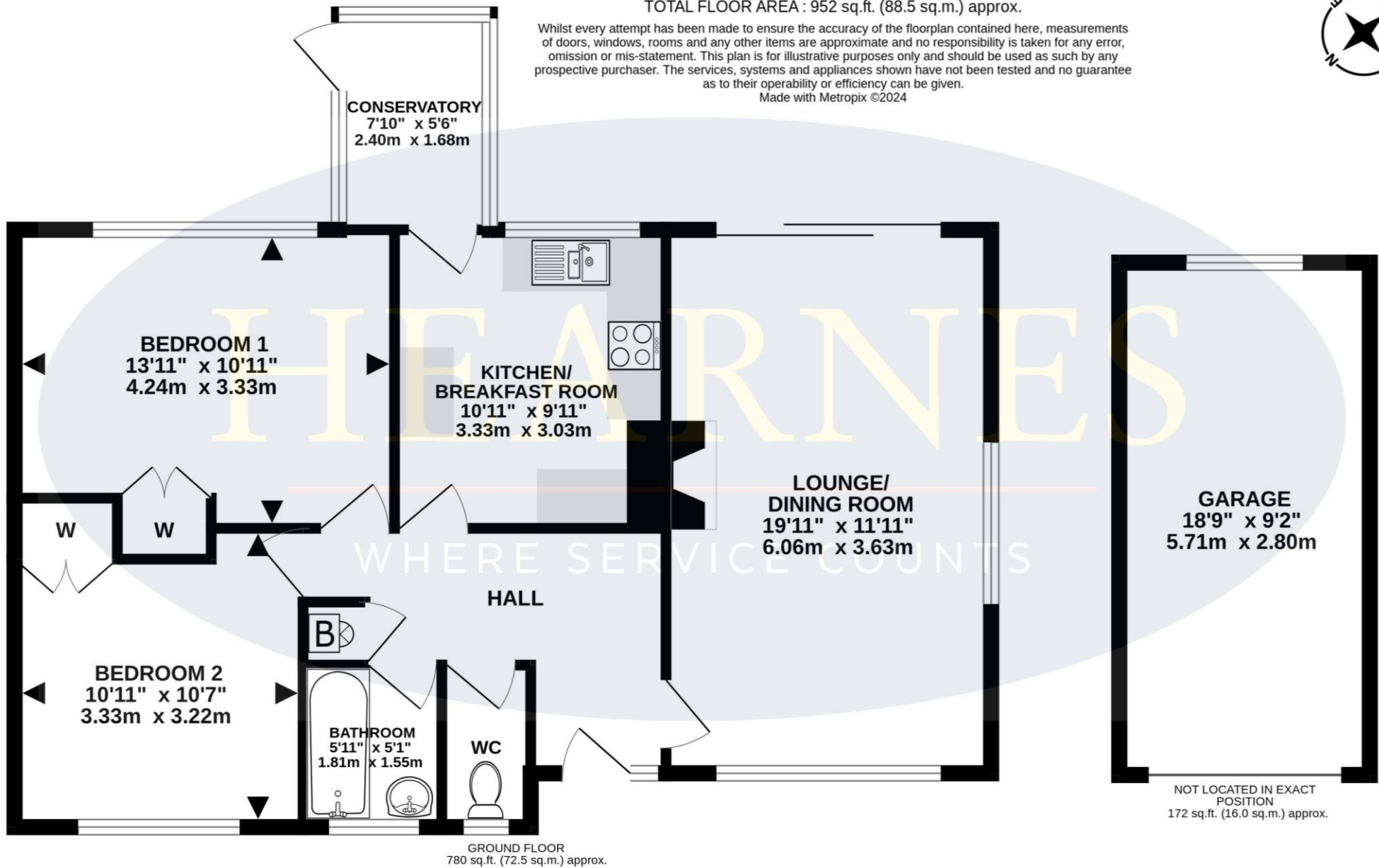
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



TOTAL FLOOR AREA : 952 sq.ft. (88.5 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

