



HEARNES
WHERE SERVICE COUNTS

**Ashurst Road
West Moors, Dorset BH22 0LS**

FREEHOLD GUIDE PRICE

£300,000

“A character family home with a generous sized South facing garden within 500 of the village centre”

This conveniently located and generous sized three double bedroom, two reception room, semi detached family home has a large South facing garden with various outbuildings, carport and driveway.

The property is in need of some updating and has an enormous amount of scope and potential to be enlarged and enhanced, (subject to the necessary planning consent). **It is important to mention that the rear boundary fence will need to be moved slightly and this will be the responsibility of the new owner.** This character family home situated in a popular and convenient location is approximately 500 metres from the village centre.

A three bedroom semi detached family home with a large South facing garden and off-road parking.

- **Entrance hall**
- **Dining room** with wood burning stove (will require work to be used), useful understairs cupboard, opening through to the lounge and door leading through into a kitchen/breakfast room
- **Lounge** with window to front aspect
- **18ft kitchen/breakfast room**, incorporating roll top work surface, base and wall units, space for breakfast table and chairs, built in oven and extractor, recess for fridge and freezer, wood burning stove (will require work to be used), double glazed window to the side aspect, double glazed door leading out on to the side patio
- **Inner lobby**, useful storage cupboard and cupboard with plumbing and space for washing machine
- **Bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, fully tiled walls
- **First Floor**
- **Bedroom one** is a generous sized bedroom benefitting from an excellent range of fitted wardrobes with cupboards above
- **Bedroom two** is also a double bedroom with fitted wardrobe and cupboard above
- **Bedroom three** is also a double bedroom
- **Outside**
- **The rear garden** faces a **Southerly aspect**. Within the main area of rear garden there is a **good sized lawn** area along with various outbuildings, including a **timber storage shed**
- Adjacent to the side of the property there is an area of **garden laid to patio** with many **attractive plants and shrubs**, a side gate leading onto the front driveway, and further gate giving access to the main area of rear garden
- **A front driveway** provides generous **off-road parking**

Further benefits include some double glazing, a gas fired heating system

NB The boundary fence which separates this garden from the neighbouring property's garden will need to be moved which will reduce the size of the garden slightly. This work will have to be done by the new owner who will also incur the cost.

West moors offers a good selection of day to day amenities. Ferndown offers an excellent range of shopping, leisure and recreational amenities. Ferndown town centre is located 2.5 miles away.

COUNCIL TAX BAND: C

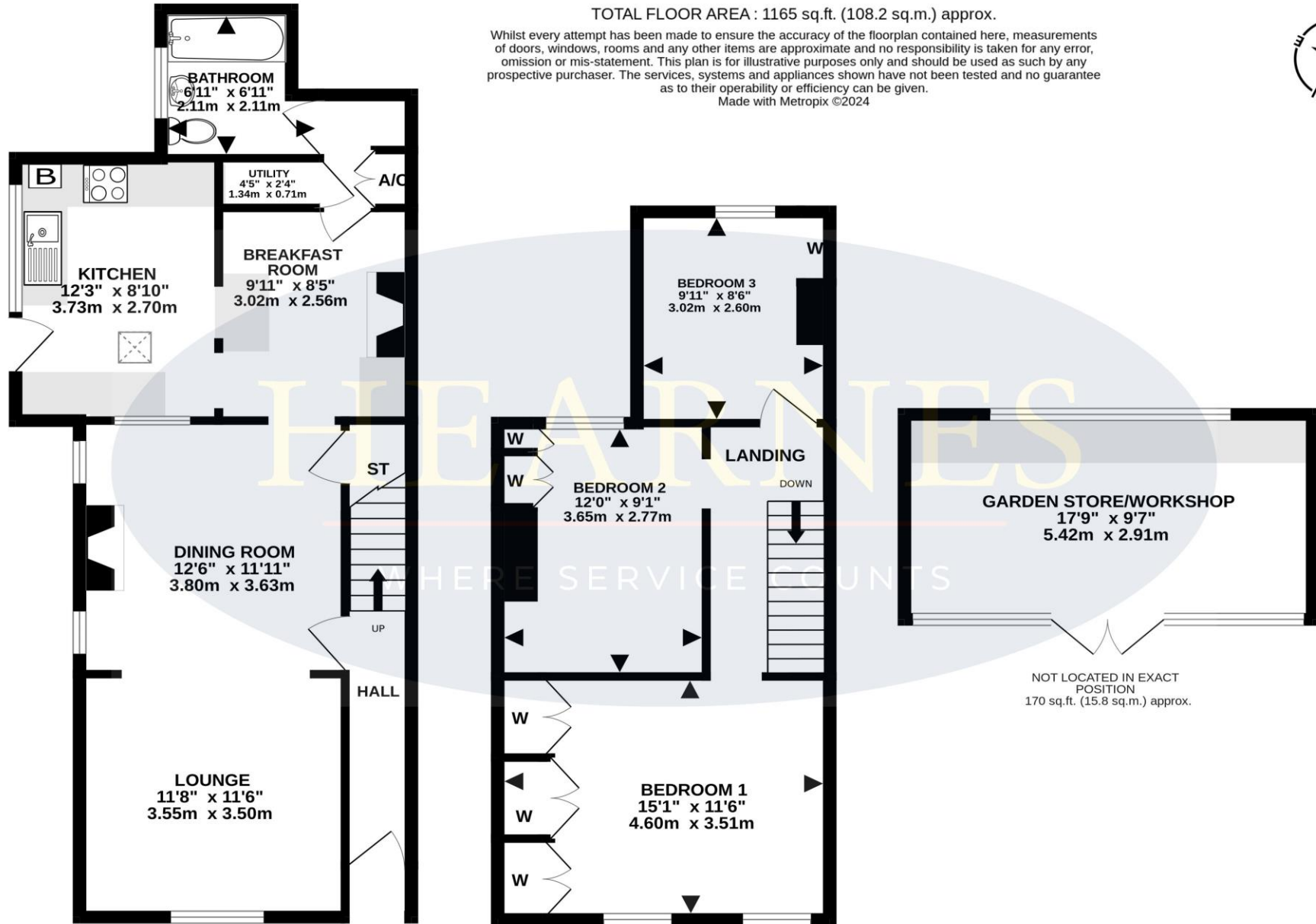
EPC RATING: D



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TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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