



Victoria Road, Ferndown  
Dorset BH22 9JD



# FREEHOLD PRICE

## £325,000

***“A beautifully modernised family home situated in the heart of the town with an enclosed garden and parking”***

This recently modernised and immaculately presented three bedroom, one bathroom, one shower room semi-detached modern family home has an enclosed rear garden and secure gated parking.

The current owners have managed to create a stunning family home which is presented in an immaculate condition and has undergone a number of recent improvements. The property enjoys a convenient location in the heart of Ferndown's town centre. The property could also be offered with no onward chain.

- **Three bedroom modernised semi-detached family home with parking**

**Ground floor:**

- Good size 15ft **entrance hall** with tiled floor
- Refitted **cloakroom** finished in a stylish white suite to incorporate a WC with concealed cistern, wash hand basin with vanity storage beneath and tiled floor
- Stunning refitted modern **kitchen** incorporating a good range of base and wall units, ample worktops, inset sink and rinse hose, an excellent range of integrated appliances to include oven, hob, extractor, dishwasher and washing machine with space for American style fridge/freezer, cupboard housing wall mounted gas fired boiler, tiled floor, double internal door leading through into the lounge/dining room
- 17ft **Lounge/dining room**, French doors leading out onto the rear garden

**First floor:**

- Good sized **first floor landing** with a skylight flooding the landing with lots of natural light
- The **master bedroom** is a good sized double bedroom
- Recently refitted **en-suite shower room** finished in a stylish white suite to incorporate a corner shower cubicle with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- **Bedroom two** is a double bedroom
- **Bedroom three** is a good size single bedroom
- Luxuriously appointed and recently refitted **family bathroom** to incorporate a panelled bath with shower over, chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring

**Outside:**

- The **rear garden** is a superb feature of the property as it is stocked with many attractive plants and shrubs, offers a good degree of privacy and is fully enclosed. The garden measures approximately 35ft x 25ft
- Adjoining the rear of the property there is a **paved patio area** which adjoins a good size area of well kept lawn. At the far end of the garden there is a further area of patio and a useful **timber storage shed**
- A **side path** leads round to a side gate
- The property is conveyed with a **secure allocated parking space** which is accessed via electric security gates
- **Further benefits** include double glazing and a gas fired central heating system

AGENTS NOTE: There is a yearly charge of approximately £300 towards any communal areas and secure parking area/electric gates.

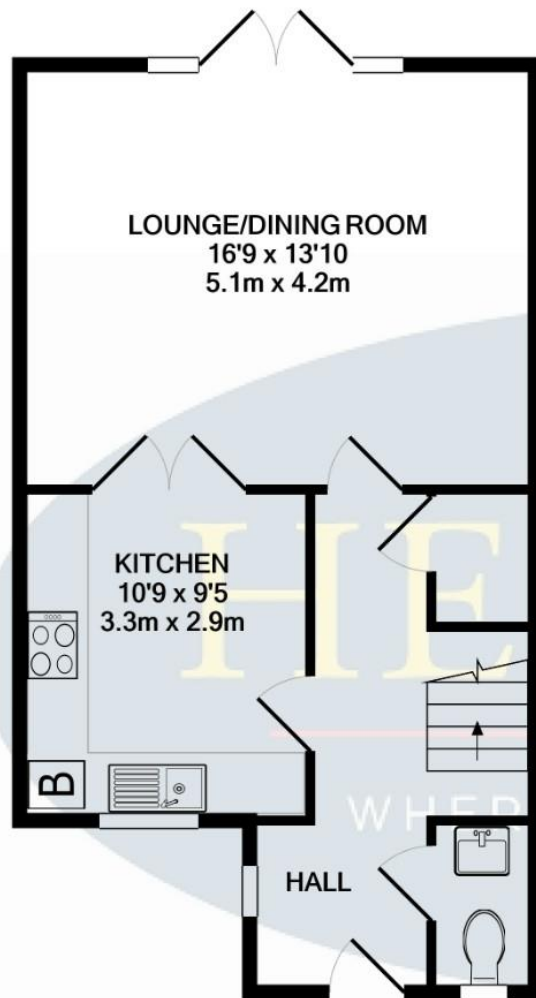
Ferndown offers an excellent range of shopping leisure and recreational facilities.

**COUNCIL TAX BAND: D**

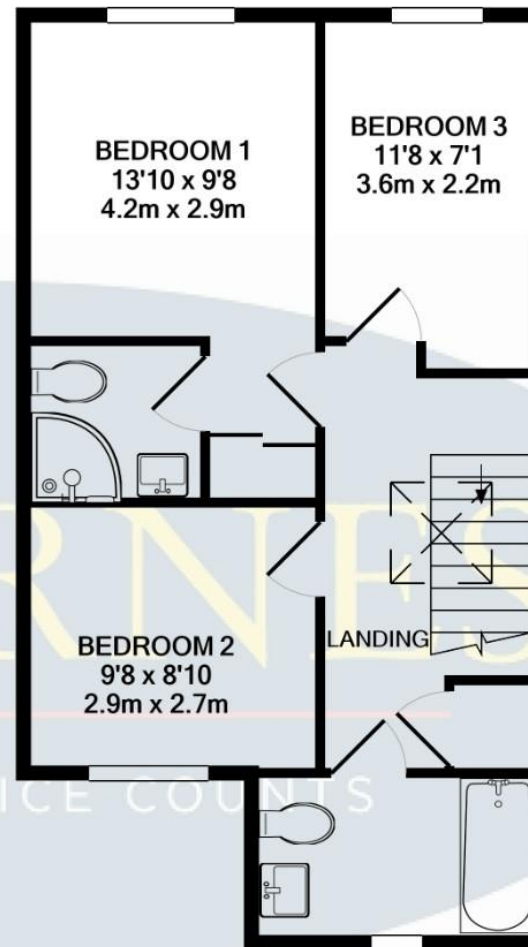
**EPC RATING: D**

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 464 SQ.FT.  
(43.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 928 SQ.FT. (86.2 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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