



**HEARNES**  
WHERE SERVICE COUNTS

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

# FREEHOLD PRICE

## £375,000

***“A superbly positioned end of terrace family home with a larger than average rear garden and single garage”***

This well presented and conveniently located three double bedroom end of terrace family home has a double glazed conservatory overlooking a larger than average 65ft rear garden with a garage located in a nearby block.

- **Entrance porch**
- **17ft Lounge/dining room**
- **17ft Kitchen/breakfast room**
- **Double glazed conservatory**

#### **First floor:**

- **Bedroom one** is a double bedroom
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a large, single bedroom
- **Family bathroom**

#### **Outside:**

- **The rear garden** is a superb feature of the property as it is considerably larger than the average, is fully enclosed and measures approximately 65ft
- The property is also conveyed with a **garage in a nearby block**
- **Further benefits include:** double glazing and a gas fired heating system

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

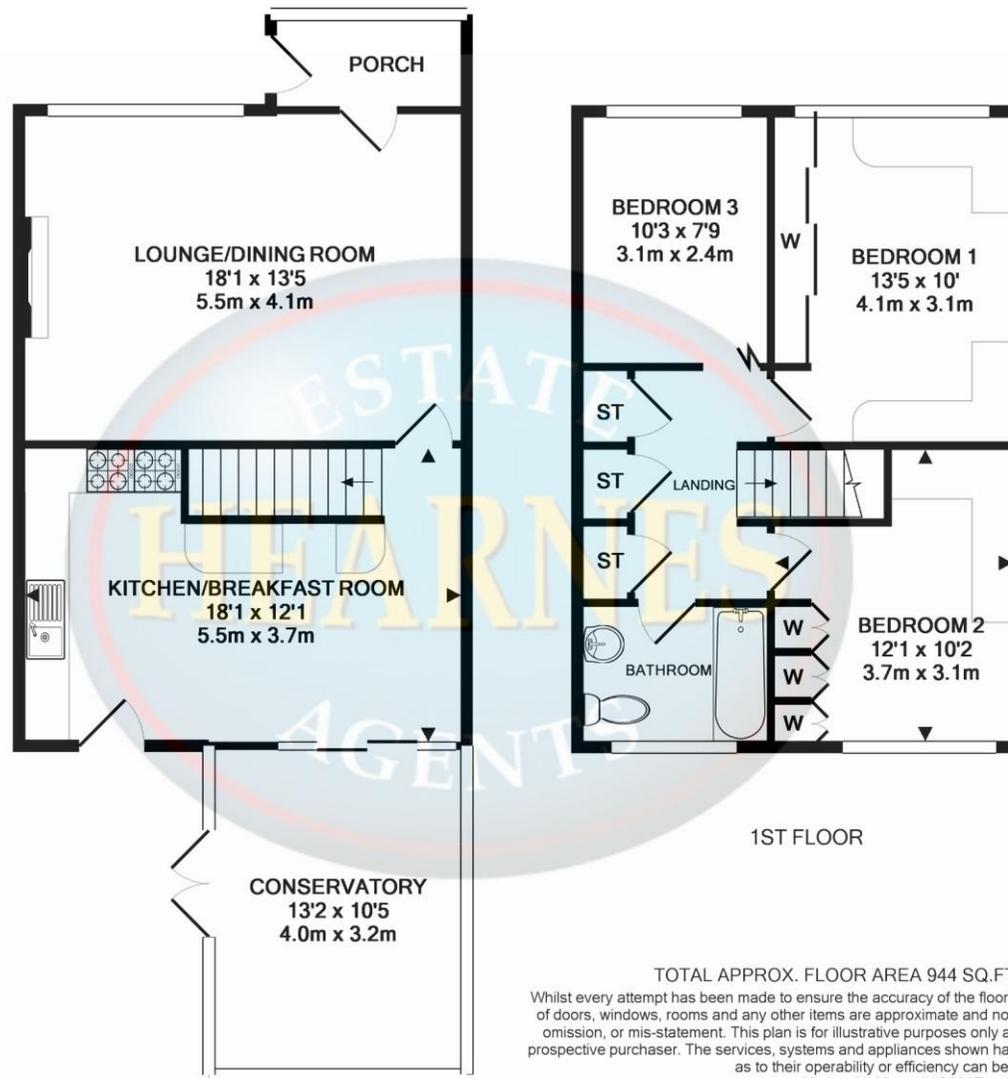
Ferndown's town centre is located approximately one mile away.

**COUNCIL TAX BAND: C**

**EPC RATING: C**

AGENTS NOTE: 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.





GROUND FLOOR

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 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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