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**Victoria Gardens,
Ferndown, BH22 9JH**

FREEHOLD GUIDE PRICE

£425,000

“Tucked away in a sought after and convenient cul-de-sac location with a secluded west facing garden”

This conveniently located and generous sized three bedroom detached bungalow has a secluded west facing rear garden, single garage and driveway whilst tucked away in a sought after and convenient cul-de-sac location approximately 600 meters from Ferndowns town centre.

This light, spacious and superbly positioned bungalow now comes to the market offered with no onward chain.

- **A three bedroom detached bungalow offered with no chain approximately 600 meters from the town centre**
- **Entrance porch**
- **Spacious entrance hall**
- **Separate and spacious cloakroom** with WC, wash hand basin, fully tiled walls
- **Generous sized lounge** with picture window overlooking the front garden
- **Kitchen/breakfast room** incorporating rolltop work surfaces, base and wall units, integrated oven, grill, hob and extractor, integrated fridge and freezer, recess and plumbing for washing machine, ample space for breakfast table and chairs, tiled floor and a double window overlooking the rear garden
- **Garden room** with sliding patio door leading out to the rear garden and an internal door leading through into the garage
- **Bedroom one** is a generous sized double bedroom enjoying a view of the rear garden
- **Bedroom two** is also a double bedroom enjoying a view over the front garden with fitted double wardrobe
- **Bedroom three** is a good sized single bedroom with a fitted double wardrobe and double glazed window to the side aspect
- **Family bathroom/shower room** finished in a white suite incorporating a panelled bath, separate shower cubicle, WC, pedestal wash hand basin, fully tiled walls
- The **rear garden** measures approximately 45' x 35', faces a westerly aspect and offers an excellent degree of seclusion. The garden incorporates a lawned area which is surrounded by well stoked flower beds with attractive pond and rockery. There is also a large paved patio area and a useful timber storage shed. The garden itself is fully enclosed by fencing
- A front **driveway** provides generous off road parking and in turn leads up to a single garage
- Single **garage** has a metal up and over door, light and power and an internal door leading through into the dining room
- **Further benefits** include double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

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

COUNCIL TAX BAND: E

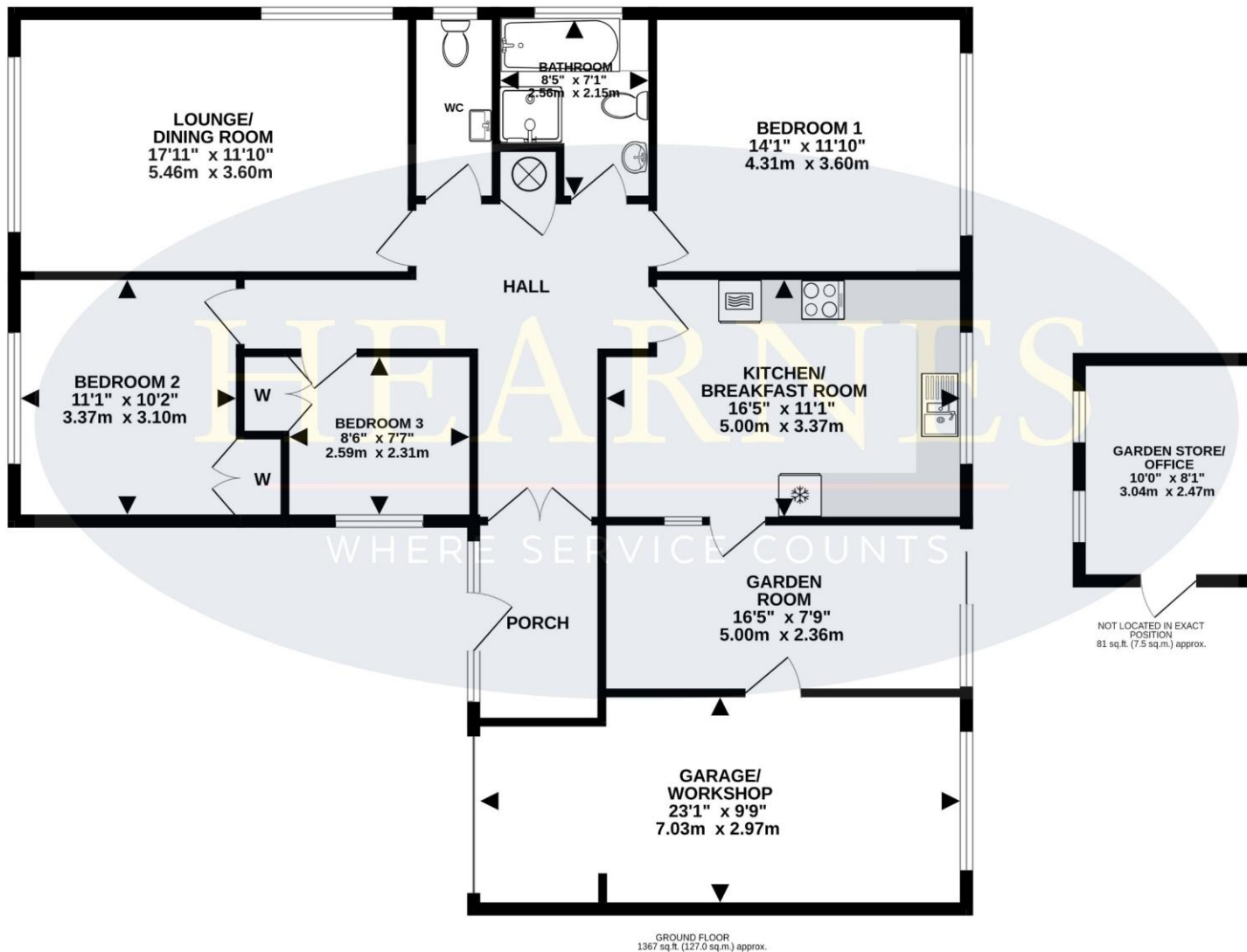
EPC RATING: D



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TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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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