



**HEARNES**

WHERE SERVICE COUNTS

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



# FREEHOLD GUIDE PRICE

## £275,000

***“A generous sized semi-detached family home in need of modernisation with a 65ft private garden and no chain”***

This superbly positioned and generous sized three bedroom, two reception room semi-detached family home has a 65ft private garden and a front driveway providing generous off road parking. The property is in need of modernisation, however, has an enormous amount of scope and potential. The property also now comes to the market offered with no onward chain.

The property enjoys a popular and convenient location within the village of West Moors. The village centre is located approximately 700 metres away.

- **Three bedroom semi-detached family home in need of modernisation with a 65ft private garden**

#### Ground floor:

- **Entrance porch**
- Good size **entrance hall**
- **Cloakroom** incorporating a WC
- Generous size **lounge** with a double glazed window to the front aspect
- **Separate dining room** with double glazed window to the front aspect
- **Kitchen** incorporating roll top worksurfaces, base and wall units, wall mounted gas fired boiler, sink unit, window overlooking the rear garden and a door giving access out into the garden

#### First floor:

- **Three double bedrooms**
- **Main family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, WC, wash hand basin, fully tiled walls

#### Outside:

- **The rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, is fully enclosed and measures approximately 65ft in length x 35ft in width. The garden incorporated lawned and paved areas and has a lot of potential. A side gate leads round to a side path. Also within the garden there is a useful outbuilding
- **A front driveway** provides generous off road parking. There is also a good size area of front garden
- **Further benefits include;** double glazing, a gas fired heating system and the property also comes to the market with no onward chain

West Moors offers a good selection of day-to-day amenities. Ferndown's town centre is located approximately 3 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: C**

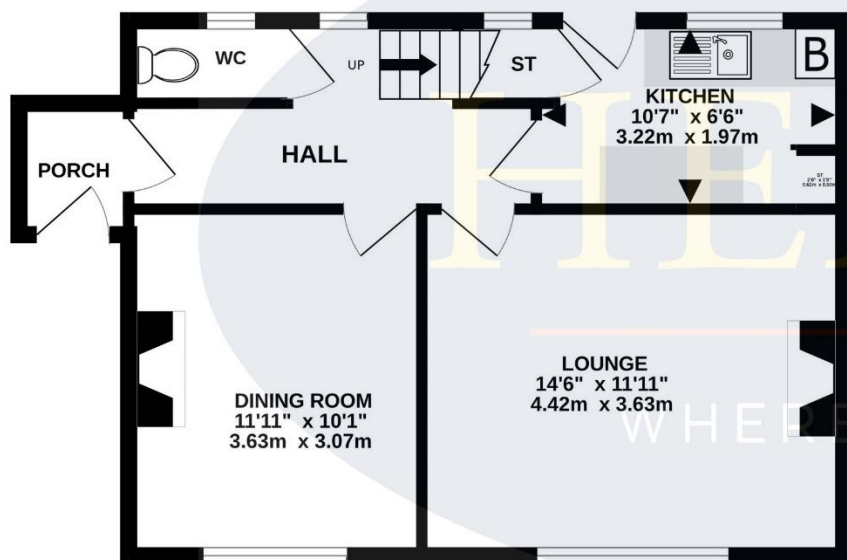
**EPC RATING: C**

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.

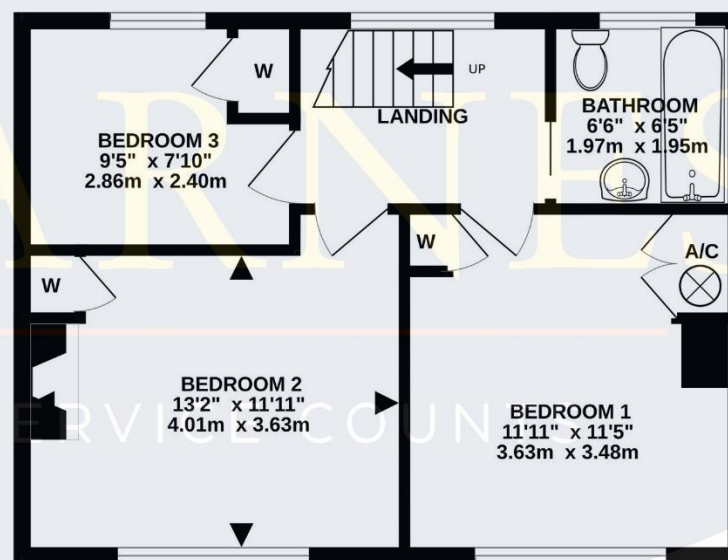


TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

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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GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



NOT LOCATED IN EXACT  
POSITION  
89 sq.ft. (8.2 sq.m.) approx.



