



Ford Close
Ferndown, BH22 8AA

FREEHOLD PRICE

£350,000

“A recently refurbished bungalow with a detached outbuilding and secluded garden”

This conveniently located and recently modernised three double bedroom detached bungalow has recently undergone an extensive programme of modernisation, whilst occupying a secluded plot with a private garden and a detached outbuilding sub divided to create two useful rooms and a driveway providing generous off road parking.

The property is conveniently located for all local amenities and now comes to the market offered with no onward chain.

- **A newly refurbished three double bedroom detached bungalow with a converted outbuilding and no chain**
- **Entrance porch**
- Good sized **entrance hall** with coat cupboard and double storage cupboard
- Dual aspect **lounge area**
- **Kitchen/breakfast area** incorporating ample rolltop work surfaces, central island unit, good range of base and wall units, cupboard housing a wall mounted gas fired boiler, integrated oven, hob and extractor, integrated space for fridge freezer, recess and plumbing for washing machine and dishwasher, double glazed window to the front aspect and double glazed door to the side path
- **Three double bedrooms**
- Spacious and recently re-fitted **shower room** incorporating a good sized walk-in shower area with chrome raindrop shower head and separate shower attachment, pedestal wash hand basin, WC, fully tiled walls and flooring
- The **rear garden** measures approximately 45' x 35' and offers an excellent degree of seclusion. There is a lawned area and a paved patio area along with a large outbuilding which has been sub divided to create two separate and useful rooms
- A side **driveway** provides generous off road parking
- **Further benefits** include double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

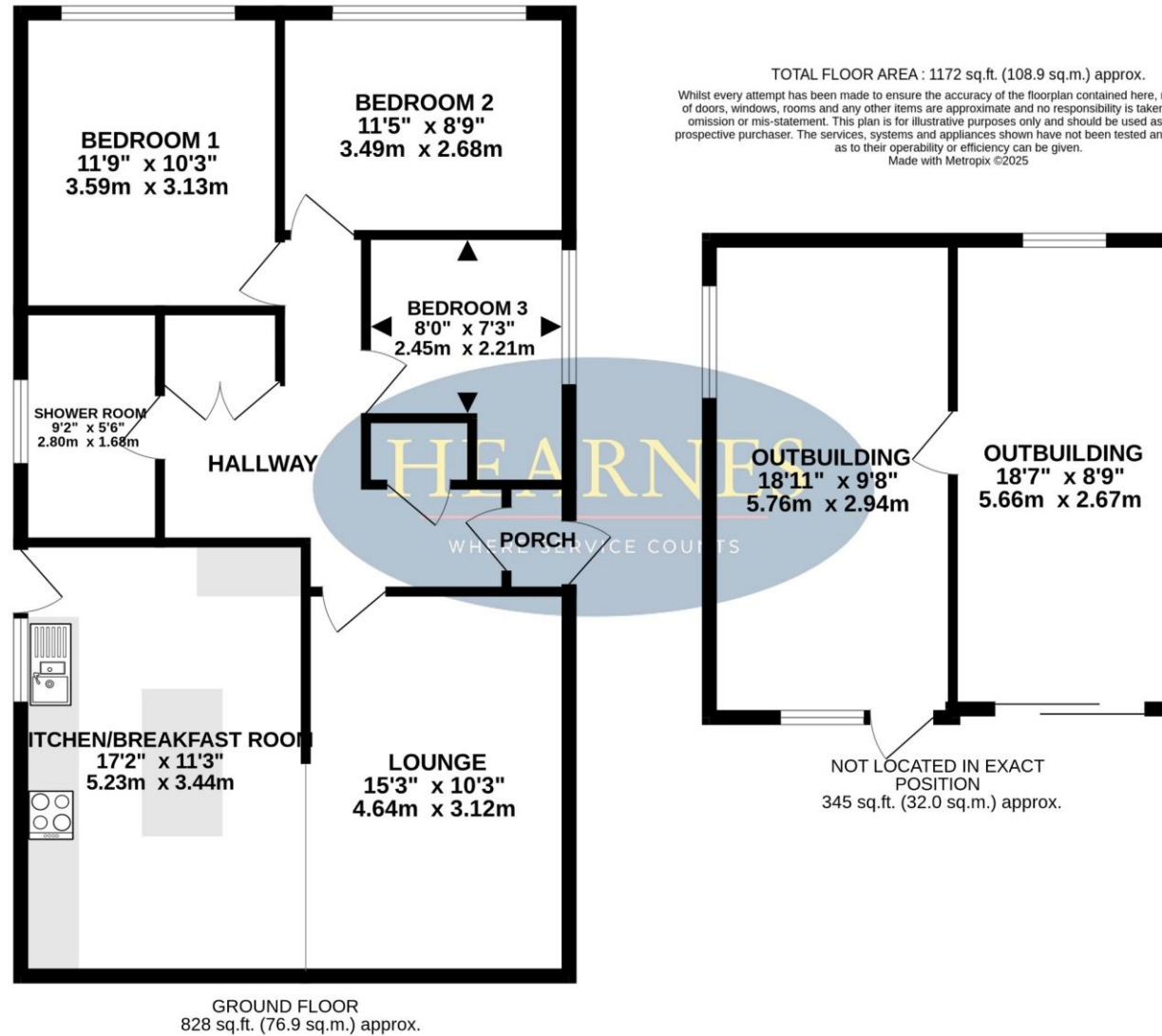
Ferndown town centre is located approximately 2 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

EPC RATING: D

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





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