



**Coppice Avenue,  
Ferndown, Dorset, BH22 9PJ**

# FREEHOLD GUIDE PRICE

## £375,000

***“A well proportioned bungalow with a 45’ private garden offered with no chain”***

This generous sized and conveniently located two double bedroom detached bungalow has a 45’ private and enclosed rear garden, whilst enjoying a popular and convenient location within Ferndown.

The property has been owned by the current owners for circa 22 years. Over the years the property has undergone a number of improvements which include a re-fitted wet room and replacement boiler. The property also now comes to the market offered with no onward chain.

- **Two double bedroom detached bungalow with a private garden and no chain**
- Good sized **entrance hall**
- **19’ lounge/dining room** with a double glazed window to the front aspect
- **Kitchen** incorporating roll top work surfaces with a good range of base and wall units, recess for cooker with extractor canopy above, recess and plumbing for washing machine and dishwasher, recess for fridge, wall mounted gas fired replacement Worcester boiler, tiled floor, tiled splashbacks, double glazed window overlooking the rear garden and a door leading out onto a side driveway/carport
- **Bedroom one** is a generous sized double bedroom enjoying a view over the rear garden benefitting from fitted floor to ceiling wardrobe with sliding doors
- **Bedroom two** is also a double bedroom with a double glazed window to the front aspect
- **Wet room** finished in a white suite incorporating a walk-in shower area, WC, wall mounted wash hand basin, vanity storage
- The **rear garden** measures approximately 45’ in length, offers an excellent degree of seclusion and is fully enclosed. The garden has been landscaped for ease of maintenance
- Adjoining the rear of the property there is a block paved patio area. The remainder of the garden is laid to shingle with an ornamental box hedge and well stocked flower beds. A block paved path leads down to a further area of private garden where there is a garden store
- To the front of the property there is a small area of well stocked garden, a block paved off road parking space and a side driveway leading down to a carport
- The **carport** continues up to a former garage which is now used as useful storage space
- **Further benefits** include double glazing, a gas fired heating system with replacement boiler and the property is also offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.

**COUNCIL TAX BAND: C**

**EPC RATING: D**

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.

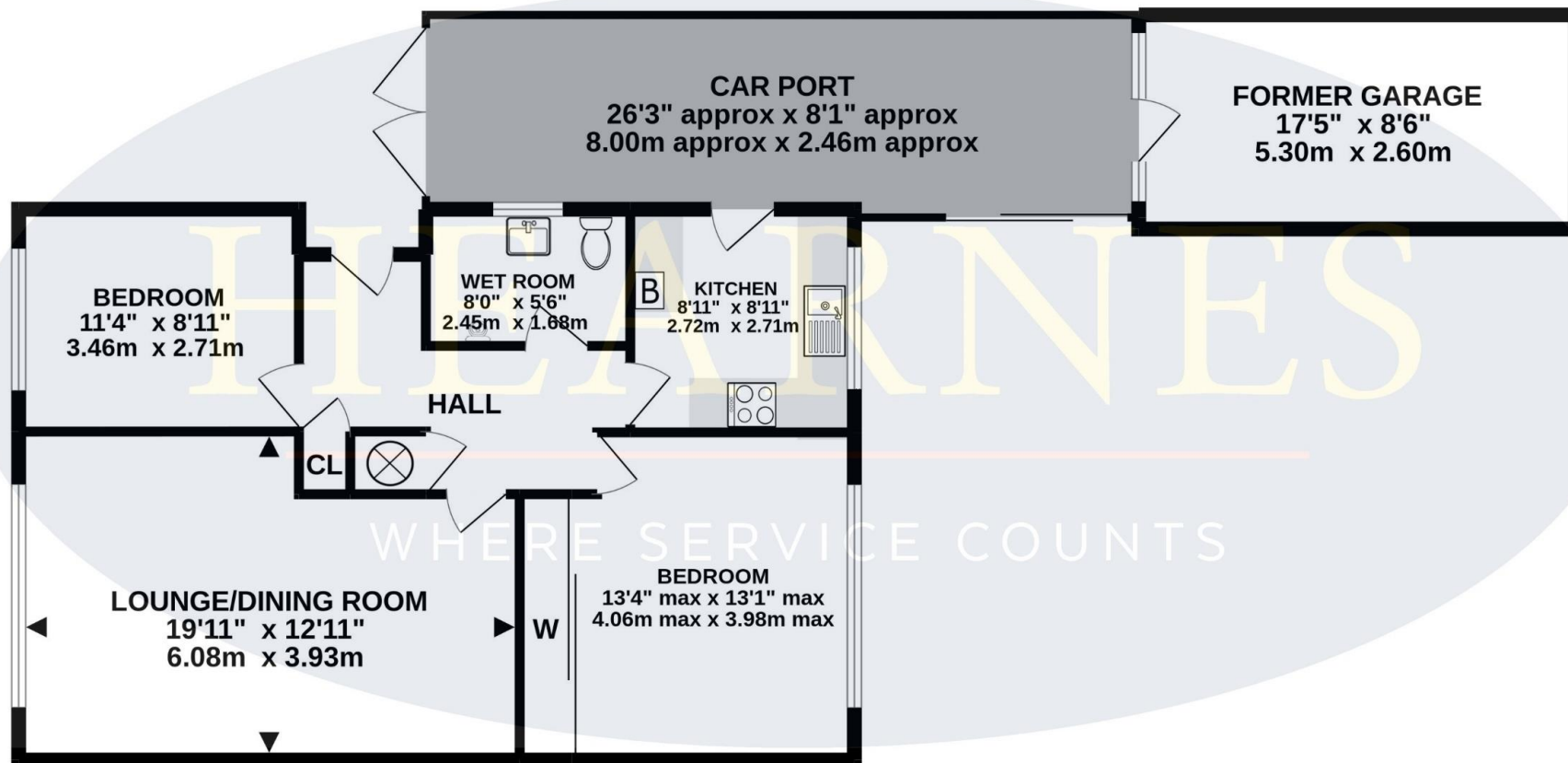




TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

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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