



Prunus Drive
Ferndown, Dorset, BH22 9PS

FREEHOLD GUIDE PRICE

£300,000

“Tucked away in a pleasant cul-de-sac with a private rear garden and no chain”

This conveniently located two bedroom semi-detached bungalow has a double glazed conservatory overlooking an enclosed rear garden with a single garage and driveway.

The property is situated in a peaceful cul-de-sac location and now comes to the market with no onward chain.

- **Two bedroom semi-detached bungalow with a private rear garden offered with no chain**
- **Entrance hall** with storage cupboard and additional cupboard housing a wall mounted gas fired boiler
- Good size **lounge/dining room** with a double glazed window to the front aspect
- **Kitchen** incorporating roll top worksurfaces, base and wall units, recess for cooker, recess for fridge, recess and plumbing for washing machine, space for fridge/freezer, larder cupboard, storage cupboard, double glazed window overlooking the rear garden and double glazed door leading out onto the side driveway
- **Bedroom one** is a generous sized double bedroom with wooden internal concertina doors leading through into the conservatory
- **The conservatory** is fully double glazed, has a radiator allowing for this room to be used all year round and double glazed French doors leading out into the rear garden
- **Bedroom two** is a generous sized single bedroom
- **Shower room** finished in a white suite incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **The rear garden** offers an excellent degree of seclusion, is enclosed and measures approximately 30ft in length. The garden incorporates patio and lawned areas with raised flower beds, a path leading down to a side door into the garage and a timber storage shed
- **A front driveway** provides generous off road parking. A side driveway leads down to double wooden gates which open to provide additional off road parking and access down to a single garage
- **Single garage** with metal up and over door, light and power, double glazed window and a side personal door
- **Further benefits include:** double glazing and a gas fired heating system. The property also now comes to the market offered with no onward chain

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

COUNCIL TAX BAND: B

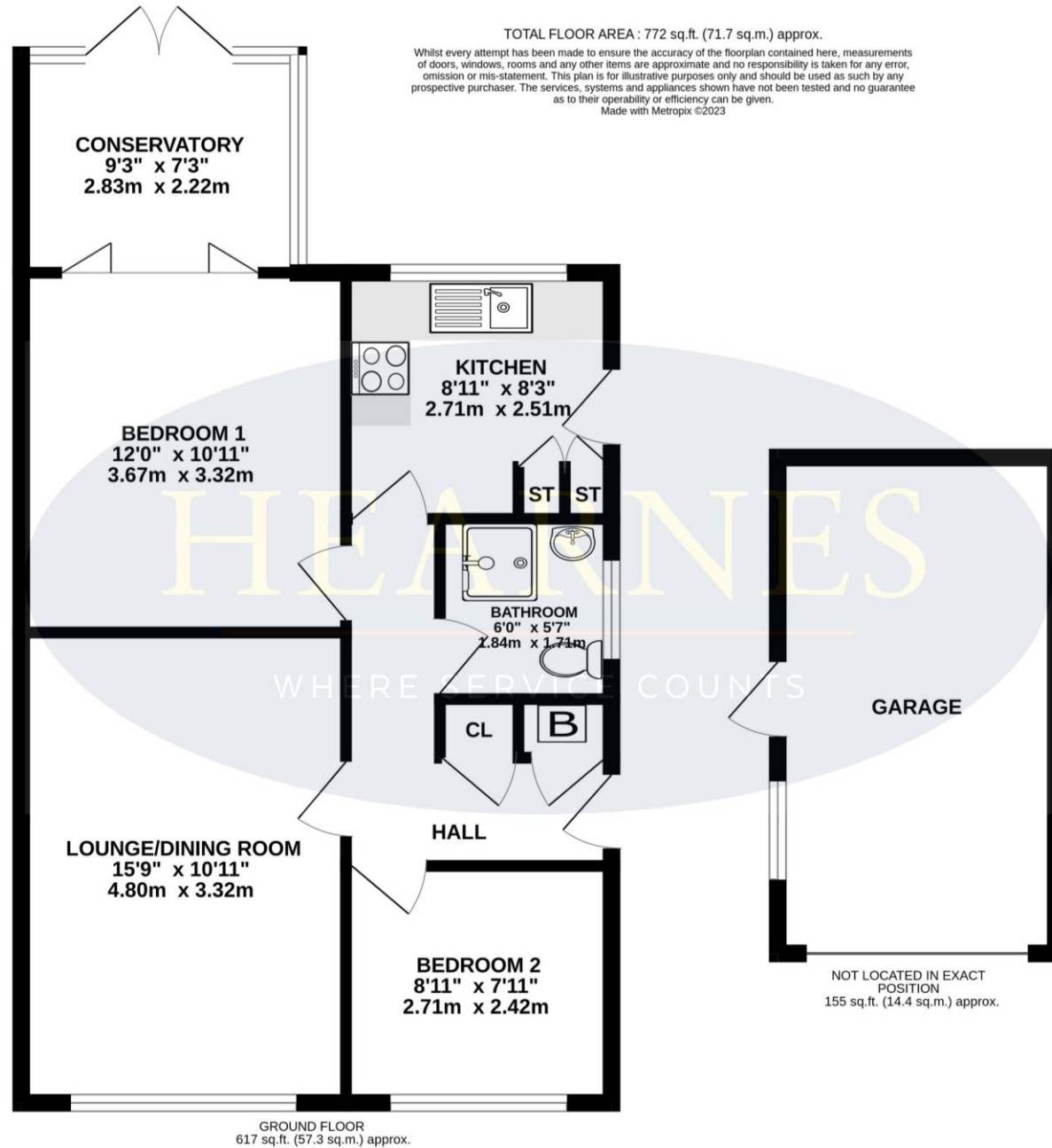
EPC RATING: C

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 : 772 sq.ft. (71.7 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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