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

FREEHOLD PRICE

£325,000

“A well presented bungalow with a 45ft private, west facing rear garden and single garage”

This light and spacious two bedroom semi-detached bungalow has a 45ft private, west facing rear garden, single garage and driveway. The rear garden is a superb feature as it faces a westerly aspect and offers an excellent degree of seclusion. An early viewing is strongly recommended.

- **Two bedroom semi-detached bungalow with a private, west facing rear garden**
- **Entrance hall** with storage cupboard and coat cupboard
- **15ft Lounge/dining room** with double glazed window to the front aspect, feature fireplace and ample space for dining table and chairs
- **Kitchen** incorporating roll top worksurfaces with a good range of base and wall units, recess for cooker with extractor canopy above, recess and plumbing for washing machine, recess for fridge, two larder cupboard, attractive tiled splashbacks, tiled floor, double glazed window overlooking the rear garden and double glazed door leading out onto the side driveway
- **Bedroom one** is a generous size double bedroom enjoying a view over the rear garden
- **Bedroom two** is a good size single bedroom with a double glazed window to the front aspect
- **Family bathroom** finished in a white suite incorporating a panelled bath, pedestal wash hand basin, WC, partly tiled walls
- **The rear garden** measures approximately 45ft in length x 30ft in width, faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is paved patio with steps leading down onto a lawned area. At the far end of the garden there are **vegetable plots and one useful timber storage shed** which will be left as part of the sale
- **A front and side block paved driveway** provides off road parking
- Double wooden gates open to give access down to a detached single garage
- **Single garage** has an metal up and over door, light and power
- **Further benefits include;** double glazing, gas fired heating system, UPVC fascias & soffits

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

COUNCIL TAX BAND: C

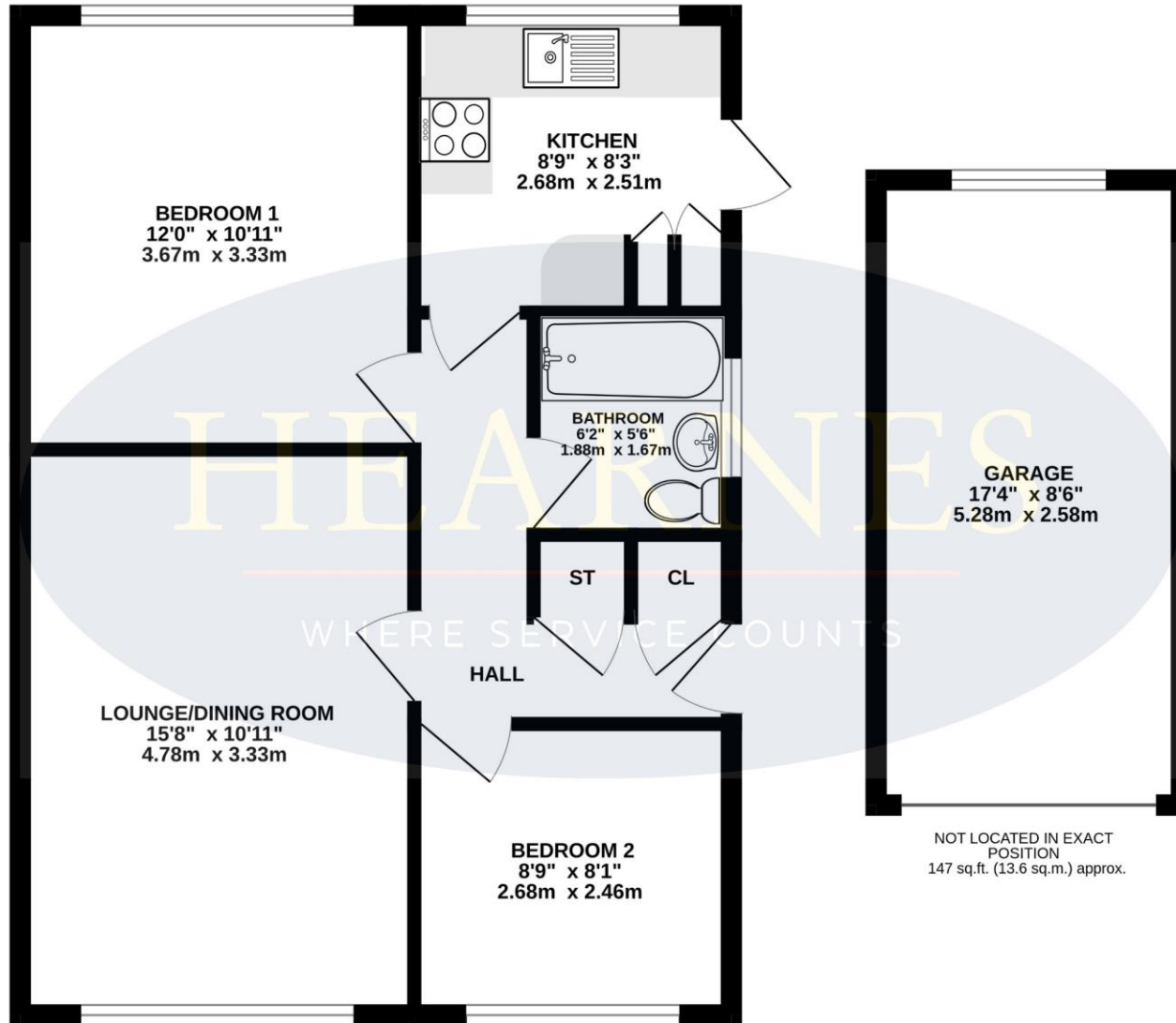
EPC RATING: C

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 : 693 sq.ft. (64.4 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
546 sq.ft. (50.7 sq.m.) approx.

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