



FOR SALE  
**HEARNES**  
6-8 VICTORIA ROAD, FERNDOWN  
01202 89...

**HEARNES**  
WHERE SERVICE COUNTS

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

# FREEHOLD PRICE

## £300,000

***“Tucked away in a pleasant cul-de-sac location,  
with a secluded garden and no chain”***

This conveniently located two bedroom semi-detached bungalow has a secluded and enclosed rear garden, single garage and driveway providing generous off-road parking.

The property is in need of some updating however, has a tremendous amount of scope and potential and now comes to the market offered with no onward chain.

- **Two bedroom semi-detached bungalow with a secluded rear garden and no chain**
- **Entrance hall** with airing cupboard and cupboard housing a wall-mounted gas-fired boiler
- Light and spacious **lounge/dining room** with a double glazed window to the front aspect
- **Kitchen** incorporating work surfaces, base and wall units, space for a cooker, stainless steel sink unit and drainer, fully tiled walls, window overlooking the rear garden and a door leading out to the side driveway
- **Bedroom one** is a generous sized double bedroom enjoying a view over the rear garden
- **Bedroom two** is a large single bedroom enjoying a view over the front garden
- **Family bathroom** incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin and wc
- **Rear garden** offering an excellent degree of seclusion and is fully enclosed, measures approximately 30ft x 20ft. Adjoining the rear of the property there is a patio area, with the remainder of the garden predominantly laid to lawn. A side gate opens onto the side driveway
- Good sized area of front garden
- Side driveway providing generous **off-road parking**, which in turn leads up to a single garage
- **Single garage** with a metal up and over door, light and power
  
- **Further benefits** include double glazing and a gas-fired heating system. The property 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 1.5 miles away.

**COUNCIL TAX BAND: C**

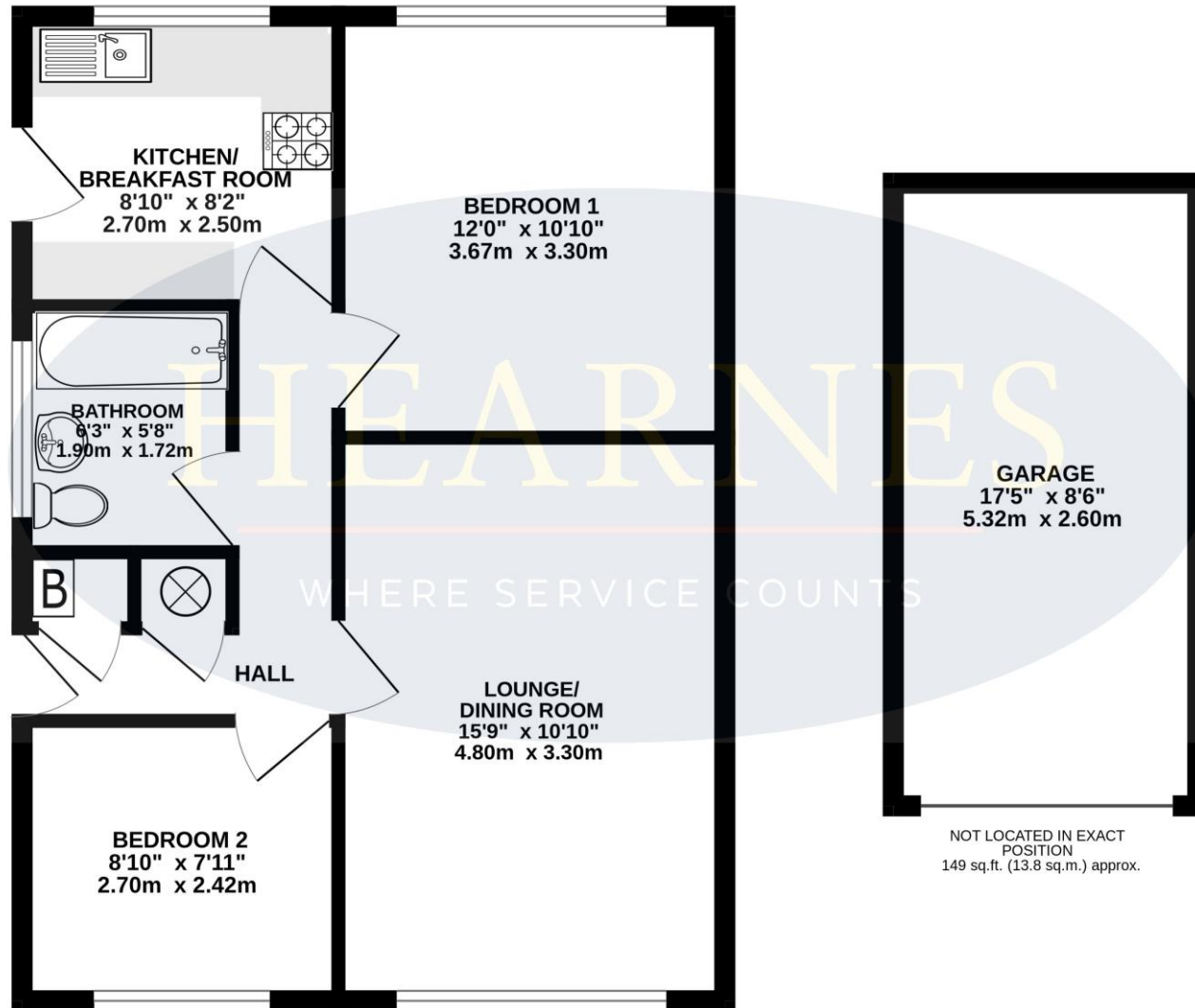
**EPC RATING: D**

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 : 692 sq.ft. (64.3 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  
543 sq.ft. (50.5 sq.m.) approx.

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