



HEARNES
WHERE SERVICE COUNTS

Leeson Drive, Ferndown
Dorset, BH22 9TL

FREEHOLD PRICE

£259,995

“A conveniently located family home with a secluded rear garden, single garage and no chain”

This generous sized two double bedroom mid-terrace family home has a double glazed conservatory overlooking a private rear garden, single garage and is offered with no onward chain. The property is conveniently situated for local amenities.

- **Two bedroom mid-terrace family home with a single garage and no onward chain**

Ground Floor

- **Entrance porch**
- **19ft Lounge/dining room** with a window overlooking the front garden
- **Kitchen** incorporating work surfaces, a good range of base and wall units, integrated oven, hob and extractor, recess and plumbing for a dishwasher and washing machine, space for a fridge/freezer, tiled splashbacks and an opening through to the conservatory
- Fully double glazed **conservatory**, with a door leading out to the rear garden

First Floor

- **Wet room** finished in white suite incorporating a walk-in shower area, wash hand basin, WC and fully tiled walls
- **Bedroom one** is a generous sized double bedroom with a window to the front aspect
- **Bedroom two** is also a double bedroom, with a cupboard housing a wall mounted gas-fired boiler and a window overlooking the rear garden
- **Rear garden** measuring approximately 25ft in length, is fully enclosed and has been landscaped for ease of maintenance. Adjoining the rear of the property there is a paved patio with the remainder of the garden laid to artificial lawn. A rear pedestrian gate leads out to a path which leads to the single garage located in a nearby block
- **Front garden** which has been landscaped for ease of maintenance
- **Further benefits** include double glazing and a gas-fired central heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.

COUNCIL TAX BAND: C

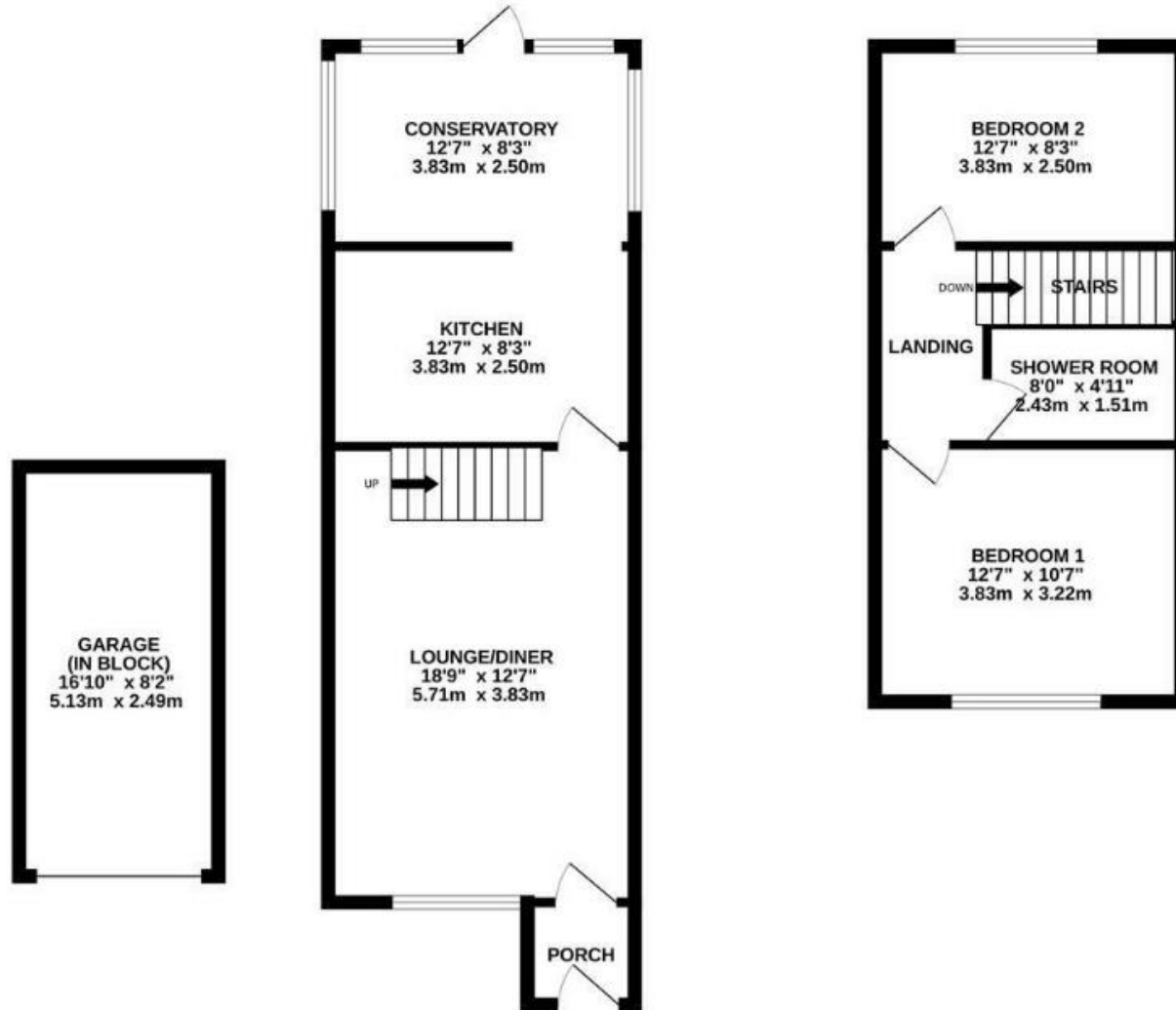
EPC RATING: C

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.



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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