



FOR SALE  
**HEARNES**  
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WHERE SERVICE COUNTS

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



# FREEHOLD GUIDE PRICE

## £265,000

***“In need of modernisation with a south facing garden whilst tucked away at the end of a cul-de-sac”***

This superbly positioned two bedroom semi-detached bungalow has a 30ft south facing garden, detached single garage and driveway. Tucked away at the end of a peaceful cul-de-sac, whilst enjoying a popular residential location within Ferndown.

The property is in need of complete modernisation but has an enormous amount of scope and potential to be enlarged and enhanced (subject to the necessary planning consents). The property also comes to the market with no onward chain and keys are held in the office.

- **Two bedroom semi-detached bungalow with south facing garden**
- **Entrance hall**
- **16ft Lounge/dining room** with window to the front aspect
- **Bedroom one** is a good size double bedroom with a window overlooking the rear garden
- **Bedroom two** is a single bedroom with a window to the front aspect
- **Bathroom** finished in a white suite incorporating panelled bath with mixer taps and shower hose, pedestal wash hand basin and WC
- **Kitchen** incorporates worktops, base and wall units, recess plus plumbing for washing machine, door leading out to the side driveway with window overlooking the rear garden
- The **rear garden** measures approximately 30ft x 20ft and faces a southerly aspect
- A **side driveway** provides generous off road parking and in turn leads up to the detached single garage
- **Detached single garage** has a metal up-and-over door
- **Further benefits** include double glazing and electric heating
- The property is also 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**

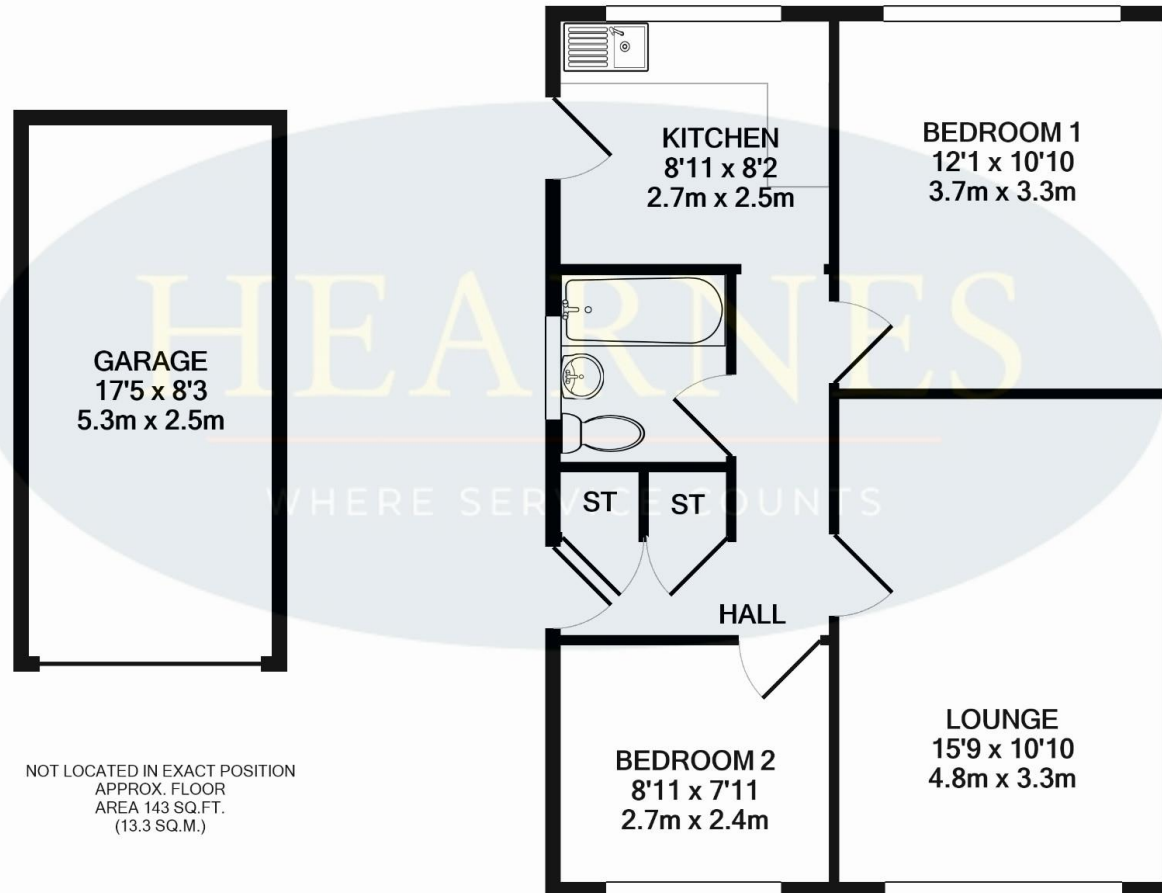
**EPC RATING: E**

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 APPROX. FLOOR AREA 694 SQ.FT. (64.5 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 143 SQ.FT.  
(13.3 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 551 SQ.FT.  
(51.2 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



