



HEARNES
WHERE SERVICE COUNTS

Curlew Close
Ferndown, Dorset, BH22 9TN

FREEHOLD PRICE

£289,950

“Overlooking a green open space with a single garage and offered with no onward chain”

This well presented and generous sized two double bedroom end of terrace property has an enclosed rear garden and single garage located in a nearby block.

The property enjoys a popular location within Ferndown and now comes to the market with no onward chain.

• **Two bedroom end of terrace property with a single garage and no chain**
Ground floor:

- **Entrance porch**
- **19ft Lounge/dining room** with a double glazed window offering a pleasant open outlook
- **12ft Kitchen/breakfast room** incorporating ample roll top worksurfaces with a good range of base and wall units, tiled splashbacks, breakfast bar, integrated oven, electric hob with extractor canopy above, space for washing machine and plumbing, space for fridge/freezer with a double glazed window overlooking the rear garden and double glazed door giving access

First floor:

- **Bedroom one** is a good size double bedroom with a double glazed window to the front aspect
- **Bedroom two** is also a double bedroom with an airing cupboard
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, wall mounted wash hand basin with vanity storage beneath and WC

Outside:

- **The rear garden** is fully enclosed and measures approximately 40ft in length
- Adjoining the rear of the property there is a **paved patio area**. The garden incorporates gravelled and lawned areas with a path leading down to a timber storage shed, an additional paved patio area and a rear pedestrian access which leads round to a single garage
- **Single garage** is located in a nearby block
- **Further benefits include;** double glazing, a gas fired heating system and the property is offered with no onward chain

Ferndown's town centre is located approximately 1.5 miles away.

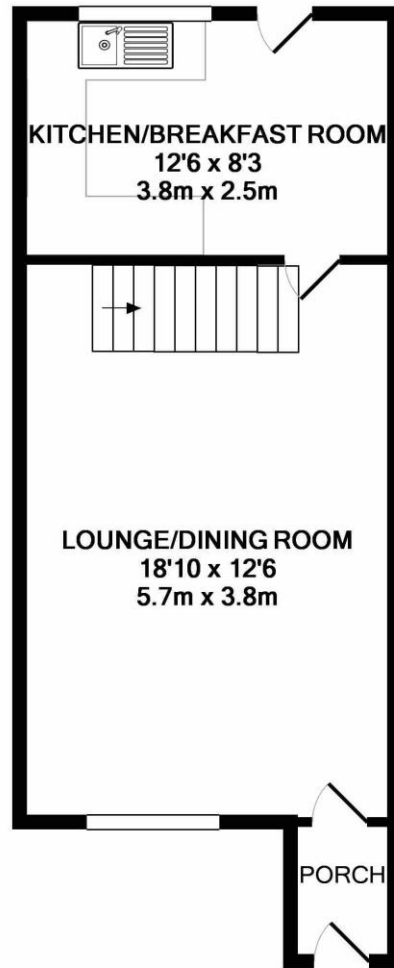
Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: C

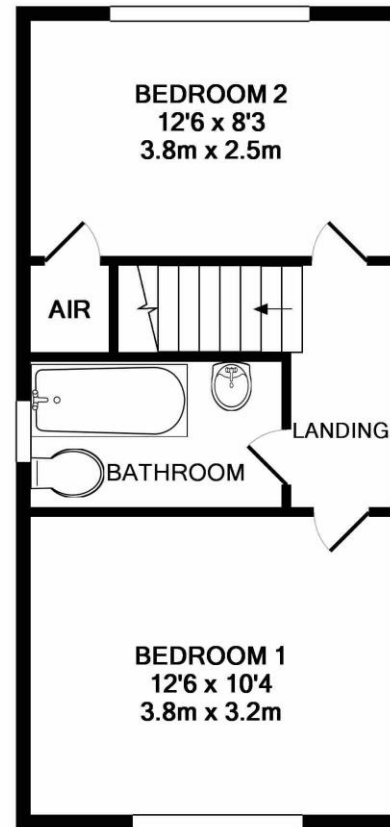
EPC RATING: C

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.





GROUND FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)



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

Made with Metropix ©2017

6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

