



Library Road
Ferndown BH22 9JP

FREEHOLD PRICE

£425,000

“A rarely available and immaculately presented bungalow in the town centre with no chain”

This superbly positioned and immaculately presented two double bedroom, semi detached bungalow with double glazed conservatory, has a low maintenance and secluded rear garden, immaculately kept south facing front garden, detached single garage and driveway, whilst conveniently situated in the heart of Ferndown's town centre.

This rarely available and superbly positioned bungalow is one of just two semi detached bungalows conveniently situated in the heart of Ferndown's town centre. This particular property has been owned by the current owners for circa twenty years over which time the property has been extremely well maintained and the property now comes to the market offered with no onward chain.

- **A two double bedroom semi-detached bungalow with double glazed conservatory overlooking a secluded rear garden with immaculately kept front garden with single garage and no chain**
- **Good sized entrance hall**
- **Separate cloakroom with WC**, wall mounted wash hand basin
- **17ft light and spacious lounge/dining room** with feature fireplace and double glazed sliding patio doors opening out onto a front patio and an immaculately kept front garden. The connecting wall has been soundproofed
- **Kitchen/breakfast room** incorporating ample roll top worksurfaces with a good range of base and wall units, integrated oven, grill, microwave, hob, and extractor, recess and plumbing for washing machine and dishwasher, integrated fridge and freezer, a low level breakfast bar, wall mounted gas fired boiler, tile effect flooring, double glazed door leading out into the conservatory.
- **Fully double glazed conservatory** with a radiator allowing for this room to be used all year round enjoying a pleasant outlook over the secluded rear garden with double glazed French doors, opening out to give access
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, dressing table and drawer storage
- **Bedroom two** is also a double bedroom again benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, cupboard storage and dressing table. This room can convert into an office as the bed folds up and a desk pulls out from the sideboard
- **Family bathroom/shower room** incorporating a panel bath with mixer taps and shower attachment, separate shower cubicle, wall mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **The rear garden** offers an excellent degree of seclusion, measures 30ft x 35ft and has been landscaped for easy maintenance
- The garden itself is predominately **laid to patio**, bordered by well stocked flower beds. There is a useful **timber storage shed** and a side path leading down to a side gate. The garden itself is fully enclosed by mature shrubs and fencing
- **The front garden faces a southerly aspect**
- Adjoining the front of the property there is a paved patio with a roll out sun canopy. A slope leads up to a further area of patio and an immaculately kept area of front lawn with a further area of circular patio and a front driveway. Also, within the front garden there is a detached single garage
- **A front driveway** provides off-road parking for approximately two vehicles
- **Detached single garage** has an electric metal up and over door, light and power and a side personal door

Further benefits include double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain. Ferndown offers an excellent range of shopping leisure and recreational facilities.



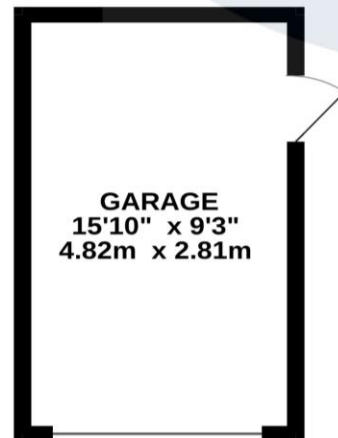
COUNCIL TAX BAND: D

EPC RATING: D

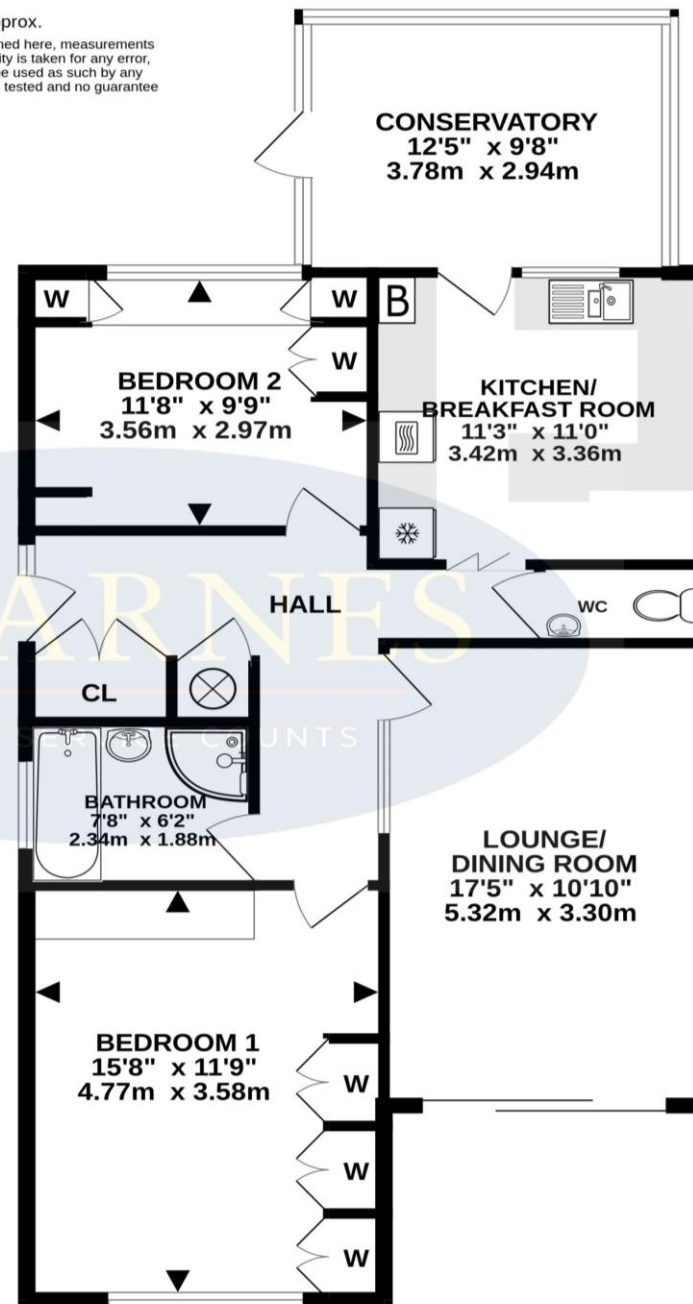
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TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.

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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NOT LOCATED IN EXACT
POSITIONS
208 sq.ft. (19.3 sq.m.) approx.



GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

