



**Bramley Road, Ferndown  
Dorset, BH22 9JJ**

# FREEHOLD PRICE

## £400,000

***“A conveniently located and well-maintained bungalow with a secluded south facing rear garden and no chain”***

This generous sized and superbly positioned two double bedroom detached bungalow has a 40ft secluded and southerly facing rear garden with detached single garage and driveway providing generous off-road parking.

This conveniently located and well-maintained bungalow has been owned by the current owner for circa 18 years. The property is situated approximately 600 metres from Ferndown's town centre and now comes to the market offered with no onward chain.

- **Two double bedroom detached bungalow with a secluded south facing rear garden and no chain**
- **Entrance porch**
- Good sized **entrance hall**
- Generous sized dual aspect **lounge/dining room** with feature fireplace and windows overlooking the front and rear gardens
- **Kitchen/breakfast** incorporating work surfaces, base and wall units, recess for a cooker with extractor canopy above, recess and plumbing for a washing machine, recess for a fridge and freezer, window overlooking the rear garden and a door giving access
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect with fitted wardrobes
- **Bedroom two** is also a generous sized double bedroom with fitted wardrobes and overlooks the rear garden
- **Bathroom** incorporating a panelled bath, separate shower cubicle, pedestal wash hand basin and fully tiled walls
- **Separate cloakroom** with WC
- **Rear garden** which is a superb feature of the property as it measures approximately 45ft x 40ft, faces a **southerly aspect** and offers an excellent degree of seclusion. The rear garden has been landscaped for ease of maintenance and is stocked with many attractive plants and shrubs
- Front and side driveway providing generous **off-road parking**, the side driveways in turn leads down to a detached single garage
- Detached **single garage** with a metal up and over door and a side personal door
- **Further benefits** include double glazing, replacement UPVC fascias and soffits, a gas-fired heating system and the property now comes to the market offered with no onward chain

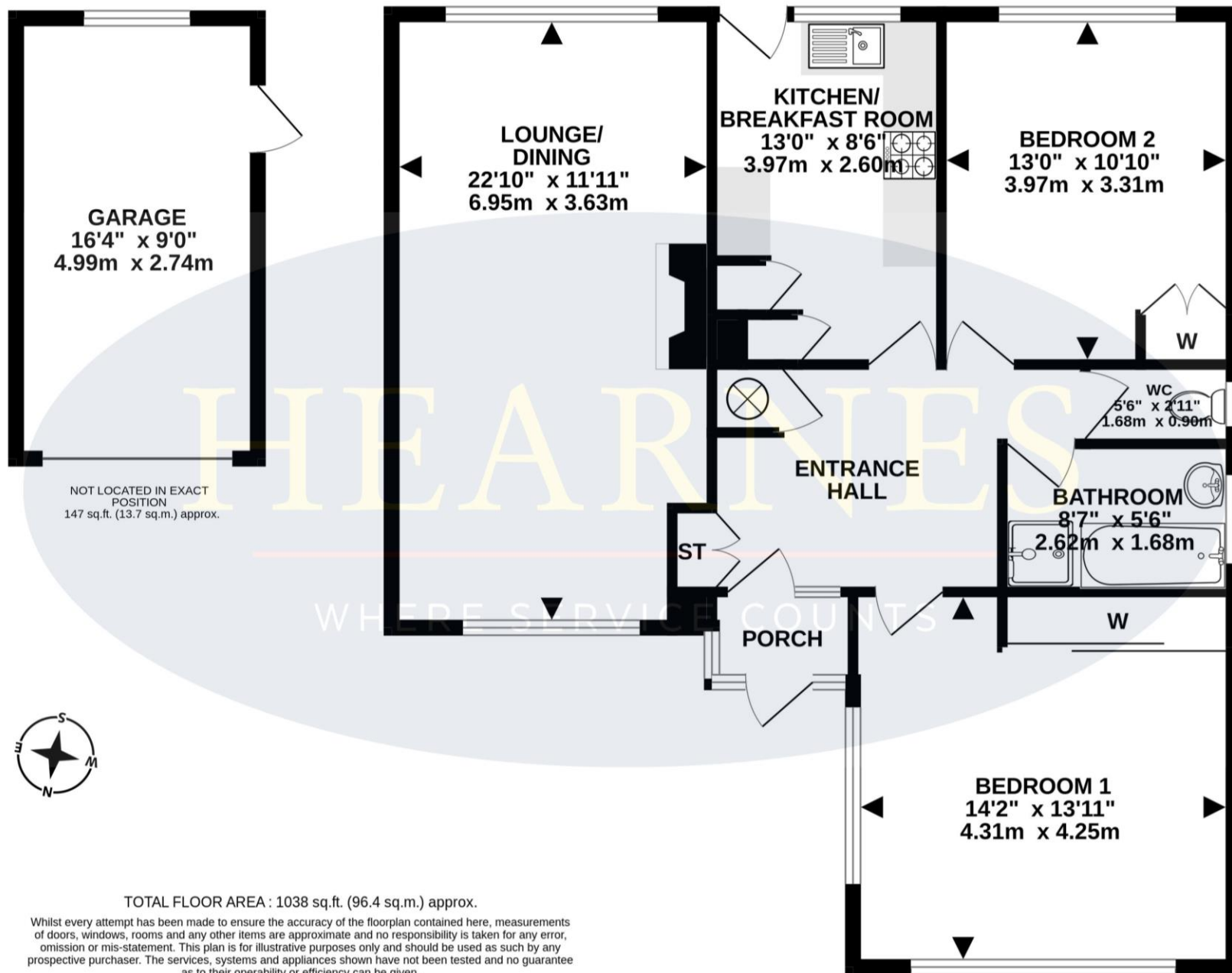
Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: D**

**EPC RATING: D**



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



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