



HEARNES
WHERE SERVICE COUNTS

**Medway Road
Ferndown, Dorset, BH22 8UR**

FREEHOLD PRICE

£295,000

“Well proportioned three bedroom mid-terrace house overlooking a section of greenspace with southerly aspect, rear garden, parking and garage”

Well presented mid-terrace house comprising three first floor bedrooms, bathroom, cloakroom, open plan living and dining room, spacious fitted kitchen and impressive storage space throughout.

The property occupies a unique position with a section of communal ground to the front and a private garden leading up to the front door, whilst the private garage and parking space are located at the rear of the property with access to the private garden.

The location provides access to nearby community centre and schools, parade of shops and a nearby Sainsbury's Superstore with access to Ferndown, Wimborne and Ringwood via the A31 commuter routes.

Ground floor:

- **Entrance hall**, stairs to first floor door to walk-in storage and a further single storage cupboard
- **Cloakroom** WC, double glazed window
- **Living/dining room**, open plan living space with double glazed window and sliding double glaze patio doors to the rear garden, wood laminate flooring continuing into the kitchen
- **Kitchen** fitted in a comprehensive range of wall and floor mounted units with adjacent worktops, sink unit with double glazed window above, space, gas point and plumbing for cooker, washing machine and tumble dryer and tall fridge/freezer

First floor:

- **Landing** door to cupboard housing recently updated Worcester Combi gas boiler, hatch to loft
- **Bedroom one**, double glazed window
- **Bedroom two**, double glazed window
- **Bedroom three**, double glazed window
- **Bathroom** with matching white suite comprising panelled bath with shower attachment, WC, wash hand basin, double glaze window, fully tiled walls
- Pleasant, secluded outlook with **paved patio** facing west, enclosed by timber fencing with a private gate leading directly to an allocated area of parking at the rear of the house
- **Single garage** with up and over door and internal power
- Private **front paved garden** with raised borders and brick wall leading to the front door

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.

COUNCIL TAX BAND: B

EPC RATING: D

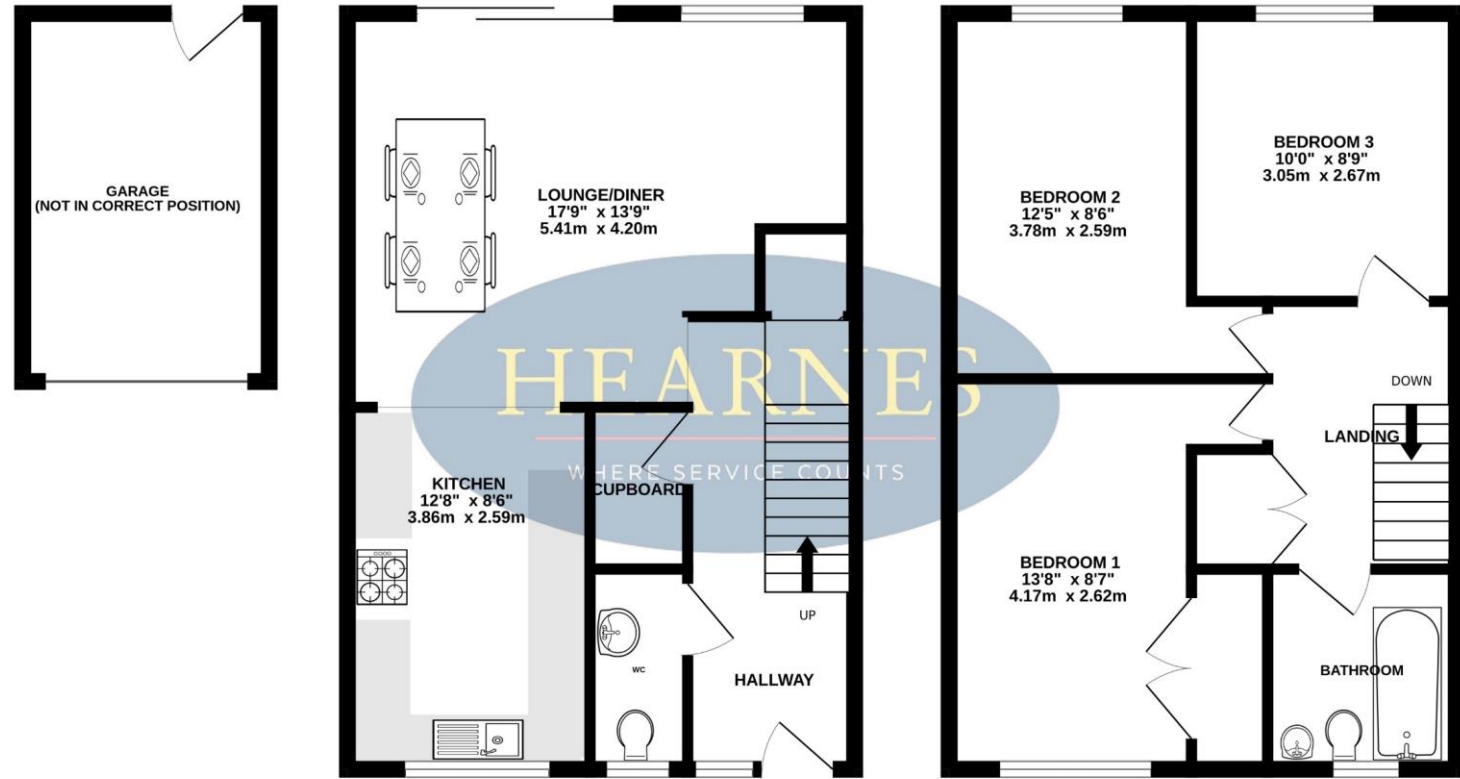
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 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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