

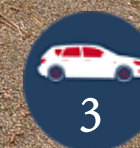


Guide Price

£375,000

Freehold

HILLTOP CLOSE, FERNDOWN BH22 9TU



- ◆ **LINKED DETACHED BUNGALOW**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **GAS FIRED HEATING**

A linked-detached, two bedroom, bungalow positioned within a quiet cul du sac and benefiting from having been extensively refurbished throughout, as well as offering a generous south facing rear garden, off road parking and secure lockup garage.

Property Description

Hilltop Close comprises of eight detached bungalows and this particular property is positioned towards the head of the cul du sac. The property has been extensively refurbished throughout and the accommodation comprises an open plan living room with modern fitted kitchen, two double bedrooms and a fully fitted family bathroom. Furthermore, the home has been double glazed throughout and benefits from gas fired heating.

Gardens and Grounds

The front garden is primarily laid to lawn and there is a tarmacadam driveway which leads to the right hand side of the home. The driveway is suited to two vehicles and, in turn, gives access to the attached single garage which has an up and over style door. The rear garden has a southerly orientation and is primarily laid to lawn and there is a paved patio which spans the rear elevation of the home.

Location

Ferndown is located conveniently at the start of the A31 and enjoys a strategic position allowing easy vehicular access to Bournemouth, Poole and Christchurch. With a championship golf course, busy retail precinct and two national supermarkets, Ferndown is 4 miles (6.4 km) from Bournemouth International Airport. The King George's Field is a very large area of open space, including a children's playground six tennis courts, four football pitches, cricket pitch, a bowling green, boules area, croquet practice lawn, a rugby pitch and a fully equipped skateboard park. There are two golf clubs, Ferndown Forest Golf Club, which offers a single 18-hole course and Ferndown Golf Club. The Ferndown Leisure Centre has two heated pools, a sports hall, a fully equipped Gymnasium, Squash Courts and a rifle range. There is a shopping centre at Penny's Walk, which also includes a large Tesco supermarket and the local branch of the county library. A Sainsbury's is located nearby as well as a Halfords and McDonalds on the outskirts. There are large areas of woodland and heathlands around the area which makes Ferndown a sought after residential location.

Size: 579 sq ft (53.8 sq m)

Heating: Gas fired (combi) serviced

Glazing: Double glazed

Loft: Ladder installed. 25% boarded.

Parking: Off road & garage in block

Garden: South facing

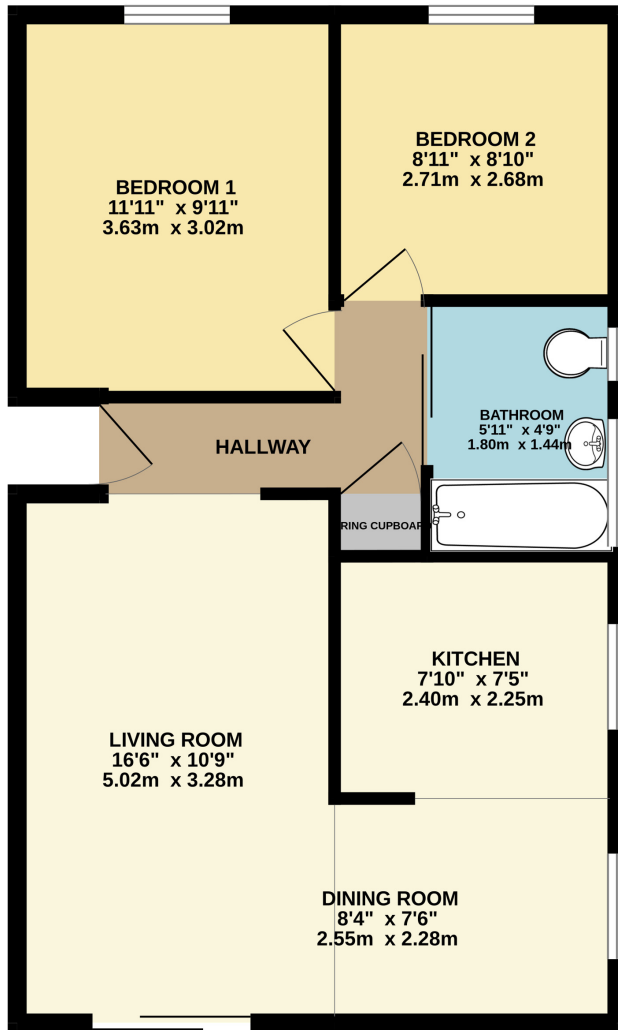
Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

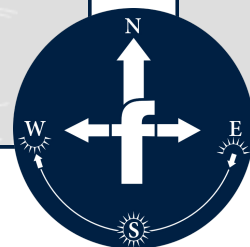
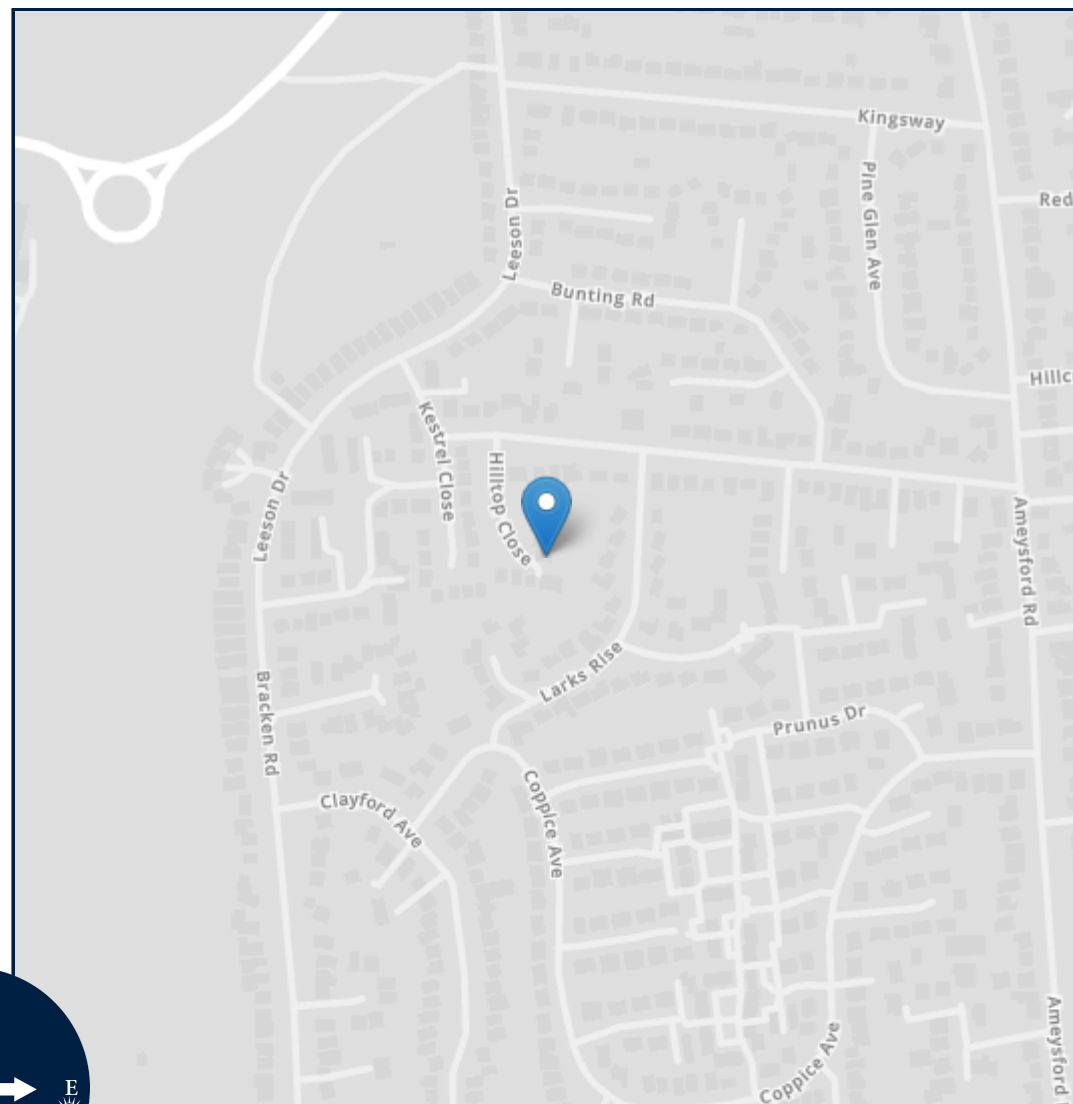
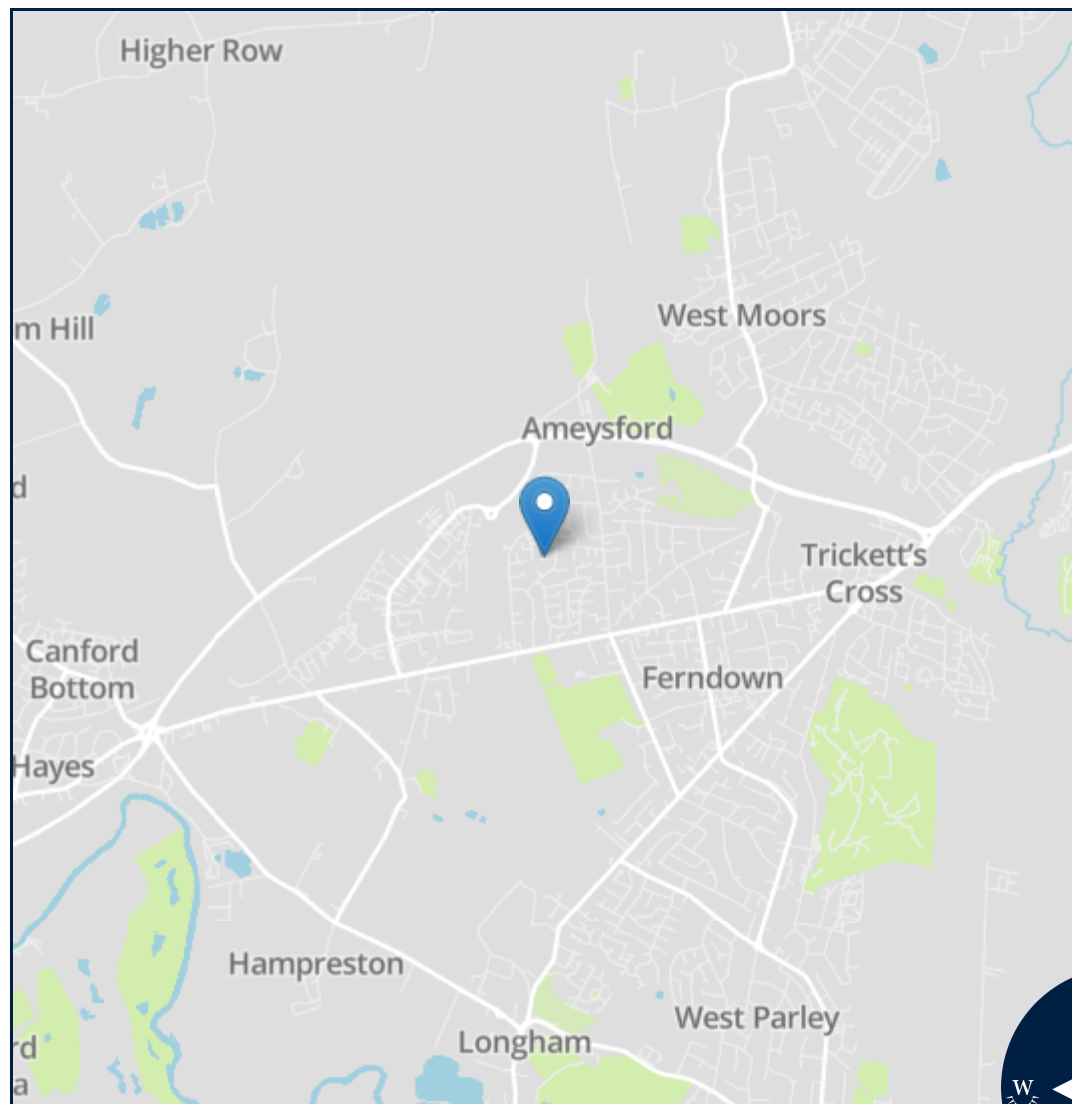
Council Tax Band: C



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	87
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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