



HEARNES
WHERE SERVICE COUNTS

**New Road
Ferndown, Dorset, BH10 7DT**

FREEHOLD

GUIDE PRICE £375,000

“A refurbishment opportunity, on a good size plot with a static home that could be included”

This conveniently located and generous sized two double bedroom detached bungalow is in need of refurbishment and modernisation and has a tremendous amount of scope and potential.

The bungalow sits centrally on a good sized, secluded plot with a single garage and driveway providing generous off road parking. There is also a three bedroom static home which could be included within this sale, (depending on the final figure that is agreed).

- **Two bedroom detached bungalow in need of modernisation occupying a good size secluded plot**
- **Spacious entrance hall**
- **Cloakroom**
- **23ft Dual aspect lounge/dining room**
- **Kitchen area**
- **Bathroom area**
- **Two double bedrooms**
- **The rear garden** measures approximately 75ft x 65ft and is of a generous size, offers a good degree of seclusion and is fully enclosed
- Adjoining the rear of the property there is a **paved patio**. The remainder of the garden is predominantly laid to lawn
- **A front driveway** provides generous off road parking which in turn leads up to an integral single garage
- **Integral single garage**
- There is a generous sized three bedroom **static home** currently located on the front driveway which has a newly replaced boiler which could be included in the sale depending on the final figure agreed

Kinson offers a good selection of day-to-day amenities. Kinson town centre is located less than 1 mile away.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 3 miles away.

COUNCIL TAX BAND: D

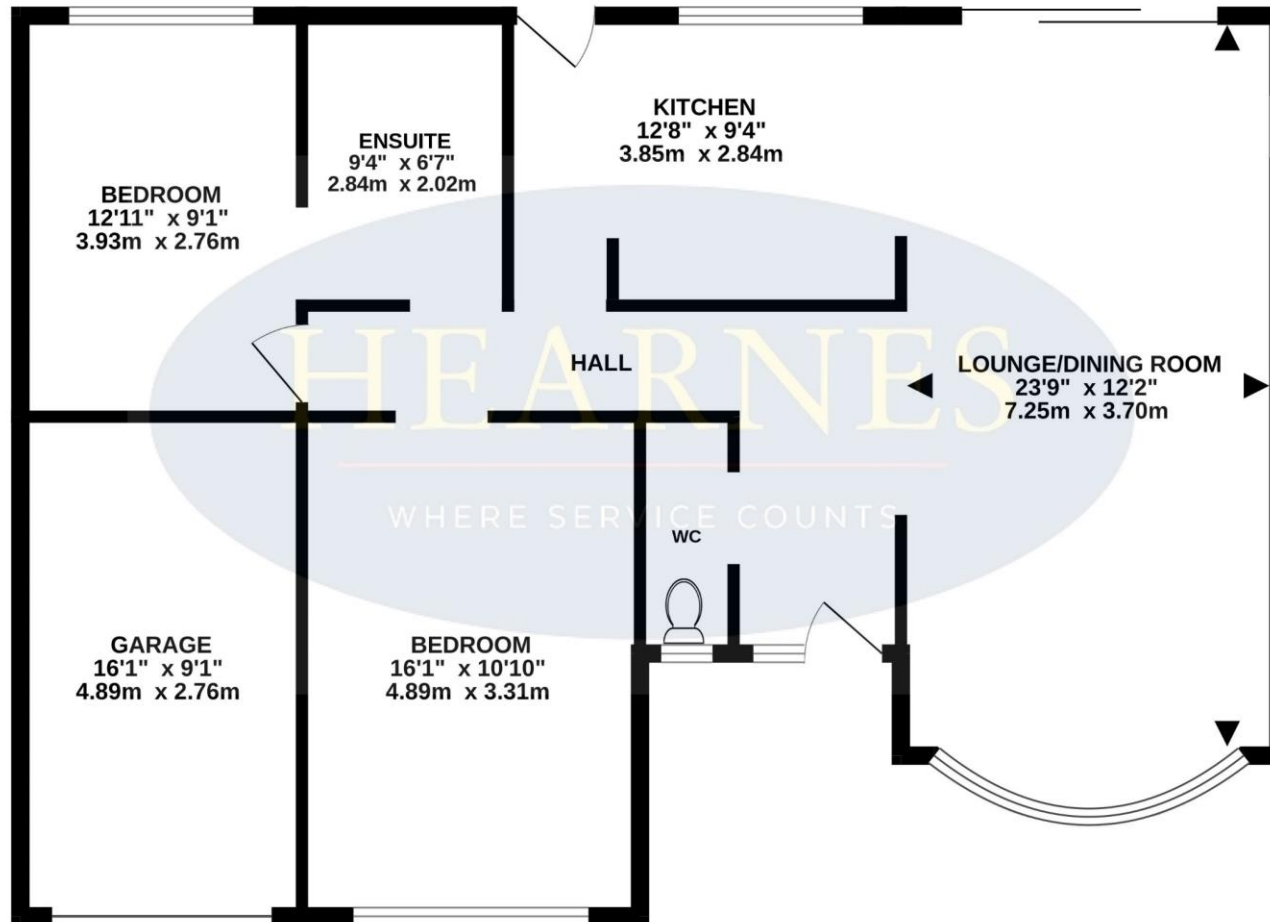
EPC RATING: D

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.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

