



Milbourne Road,  
Ferndown, Dorset, BH22 9PB

# FREEHOLD GUIDE PRICE

## £400,000

*“Tucked away in a peaceful yet convenient location with a 70’ garden and no chain”*

This superbly positioned and generous sized two double bedroom detached bungalow has a 70’ enclosed garden, detached single garage and driveway.

The property is tucked away in a sought after yet peaceful and convenient location within Ferndown. The property also now comes to the market offered with no onward chain.

- **Two double bedroom detached bungalow with a 70’ enclosed garden and offered with no onward chain**
- **Entrance porch**
- **Entrance hall**
- **Lounge** with a bay window to the front aspect and feature fireplace
- **20’ Kitchen/dining room**
- **Dining area** has a double airing cupboard and French doors leading out into the conservatory
- **Kitchen area** incorporates rolltop work surfaces, base and wall units, recess for cooker and a double glazed window overlooking the rear garden
- Inner lobby with a double glazed door leading out to the rear garden
- **Utility room** with recess and plumbing for washing machine, wall mounted gas fired boiler
- **Bedroom one** is a good sized double bedroom with a bay window to the front aspect
- **Bedroom two** is also a double bedroom with a double glazed window to the rear aspect
- **Family bathroom** incorporating a panelled bath with shower over, pedestal wash hand basin, WC
- The main area of **formal garden** measures approximately 70’ in length and is fully enclosed
- Adjoining the side of the property there is a paved patio area. The remainder of the garden is predominantly laid to lawn. Within the garden itself there are many mature plants and shrubs and a side gate opens onto the front driveway
- The **rear garden** has been landscaped for ease of maintenance and is laid to gravel and patio, useful timber storage shed and a side gravelled path leading round to an additional side gate
- **Front driveway** provides off road parking
- Detached single **garage** has a metal up and over door
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas fired heating system and the property is offered with no onward chain

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

**COUNCIL TAX BAND: D**

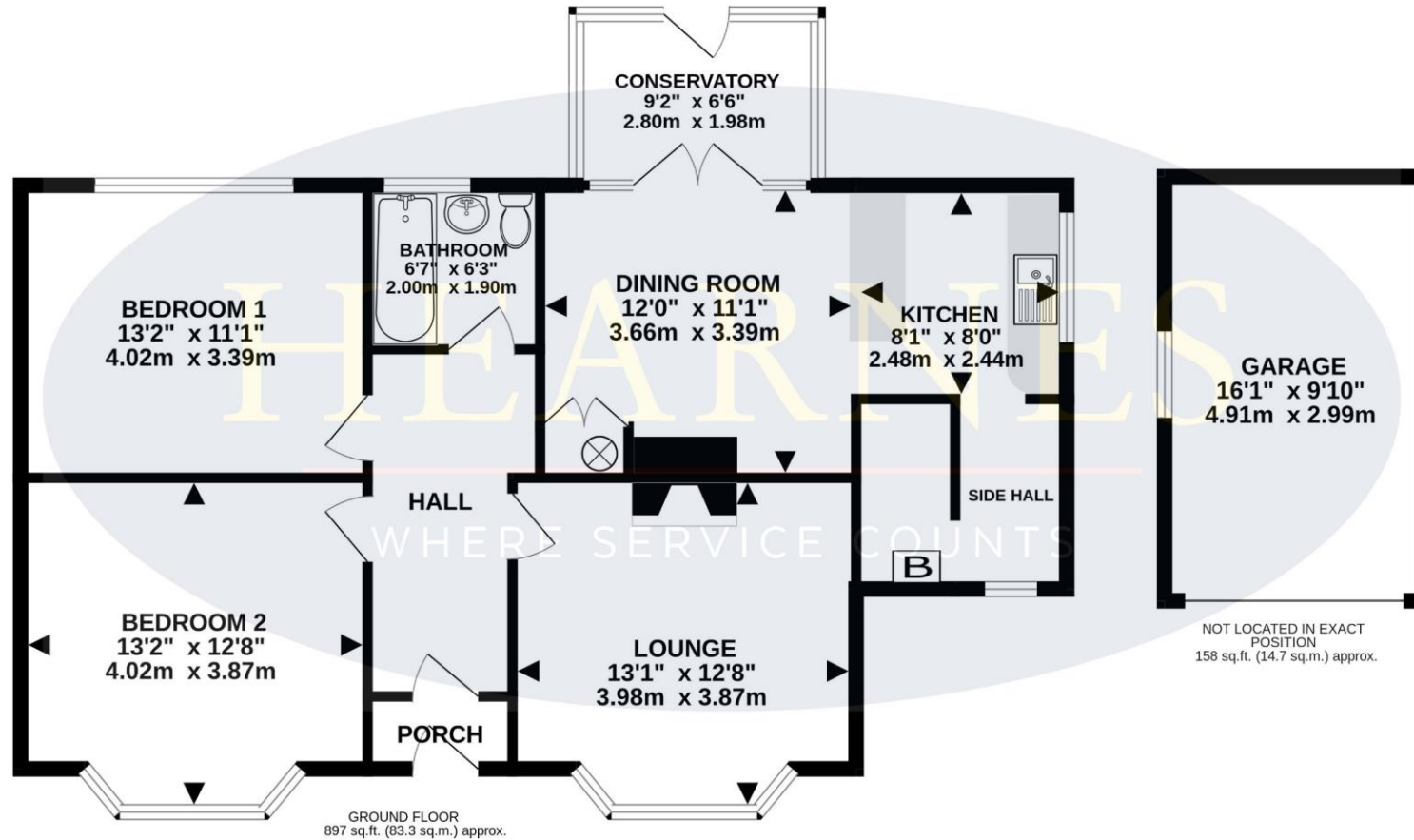
**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 : 1055 sq.ft. (98.0 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.  
Made with Metropix ©2023



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

