



**Cherry Grove, Ferndown
Dorset, BH22 9EZ**

FREEHOLD PRICE

Offers in the Region of £350,000

“A conveniently located family home with a 95ft secluded rear garden, approx. 900 metres from the town centre”

This superbly positioned and generous sized three bedroom, two reception room end of terrace family home has a 95ft secluded rear garden, whilst situated in a popular and convenient location approximately 900 metres from Ferndown's town centre.

The property now comes to the market offered with no onward chain.

- **A conveniently located family home with a 95ft secluded rear garden and no onward chain**

Ground Floor:

- **Entrance porch** with door leading through to the rear garden and a further door leading through to a large store room
- **Inner hall** with stairs rising to the first floor and door leading through to the dining room
- Good sized separate **dining room** with a window overlooking the front garden
- Generous **dual aspect lounge** with window overlooking the rear garden, a box bay window overlooking the front garden and a useful understairs cupboard
- Good sized **kitchen/breakfast room** with work surfaces, base and wall units, stainless steel sink unit and drainer, wall-mounted gas-fired boiler, recess and plumbing for a washing machine, recess for a cooker, space for a fridge/freezer, a window overlooking the front garden and a door leading through to the inner lobby
- **Inner lobby** with a door leading out to the rear garden
- **Cloakroom** finished in a white suite

First Floor:

- **Family bathroom** finished in a white suite incorporating a panelled bath, pedestal wash hand basin, wc, and fully tiled walls
- **Bedroom three** is a good sized single bedroom with fitted cupboard
- **Bedroom two** is a double bedroom with fitted wardrobes
- **Bedroom one** is also a double bedroom with a fitted wardrobe
- **Rear garden** measuring approximately 95ft x 45ft in length, is predominantly laid to lawn and offers an excellent degree of seclusion
- There is a good sized area of **front garden**
- **Further benefits** include double glazing, 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: C

EPC RATING: C

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.

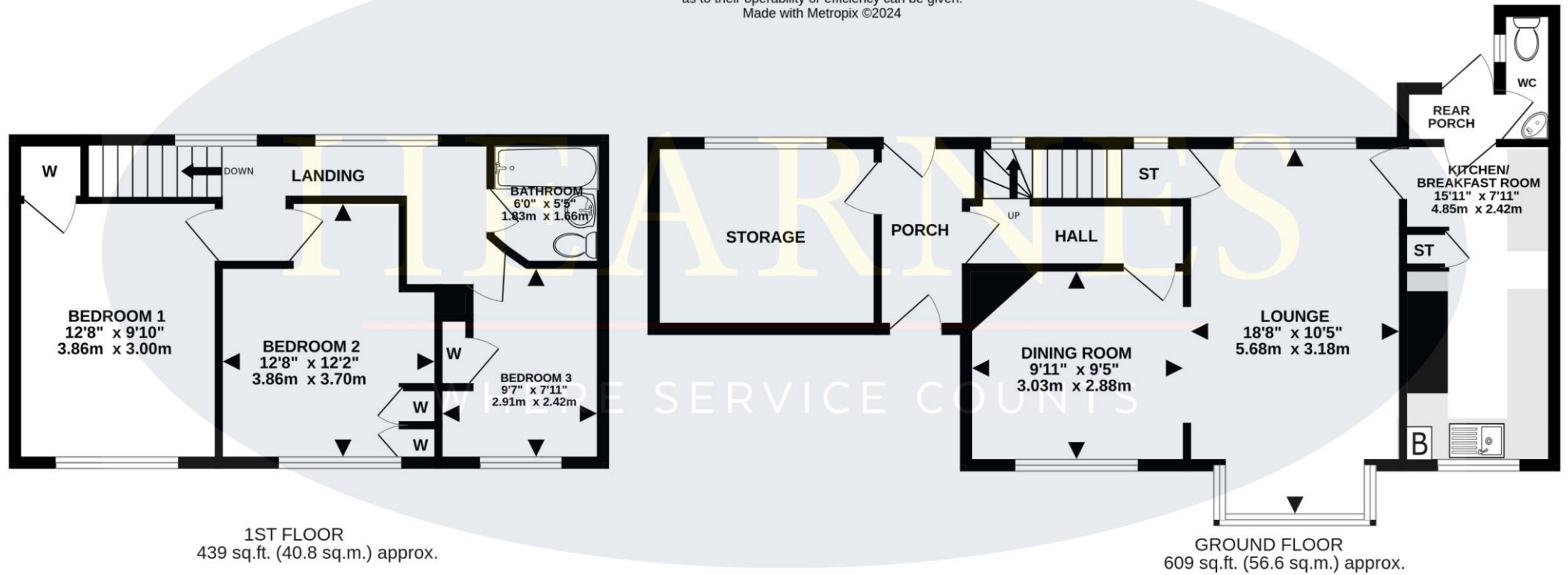




TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.

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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