



**Cracklewood Close  
West Moors, Dorset BH22 0DU**



# FREEHOLD GUIDE PRICE

## £300,000

*“A superbly positioned end of terrace family home located on a good sized corner plot”*

This generous sized and superbly positioned three bedroom, one bathroom, end of terrace modern family home enjoys a good sized corner plot with an enclosed garden and generous sized patio which adjoins acres of beautifully kept communal grounds. The property is also conveyed with a single garage which is located in a nearby block and is offered with no onward chain.

All residents of Cracklewood Close have the use of acres of beautifully manicured communal gardens. This particular property is located on the edge of the development.

- **Three bedroom end of terrace family home with a single garage and offered with no chain**

#### Ground Floor:

- **Entrance hall** with useful understairs storage cupboard
- **Ground floor cloakroom** finished in a white suite
- 20ft dual aspect **lounge/dining room** with double glazed French doors leading out onto a patio area
- **Kitchen** incorporating roll top work surfaces, base and wall units, integrated oven, hob and extractor, space for fridge/freezer, recess and plumbing for washing machine and dishwasher, tiled splashbacks, double glazed window overlooking the rear garden and a double glazed door leading out onto the patio area

#### First floor:

- Landing with cupboard housing a wall mounted gas fired boiler
- **Bedrooms one and two** are both double bedrooms
- **Bedroom three** is a good sized single bedroom
- **Family bathroom** finished in a white suite incorporating a panelled bath, mixer tap with shower attachment, pedestal wash hand basin, WC

#### Outside:

- To the rear of the property there is a **good sized patio area** which opens out onto communal grounds. Located to the side of the property there is an area of **enclosed garden** which measures approximately 25ft by 20ft
- The **garden** is predominately laid to lawn
- The property is also conveyed with a **single garage** which is located in a nearby block
- Further benefits include double glazing, a gas fired heating system and the property now comes onto the market with **no onward chain**

Maintenance charge for communal gardens - £270 every 6 months

Ferndown town centre is located approximately 1 mile away. The village of West Moors is also located approximately 1 mile away. Market town of Ringwood is located approximately 4.5 miles away and the nearest bus stop is approximately 200 metres away and provides routes to Ferndown, Ringwood, Bournemouth, Poole and Wimborne.

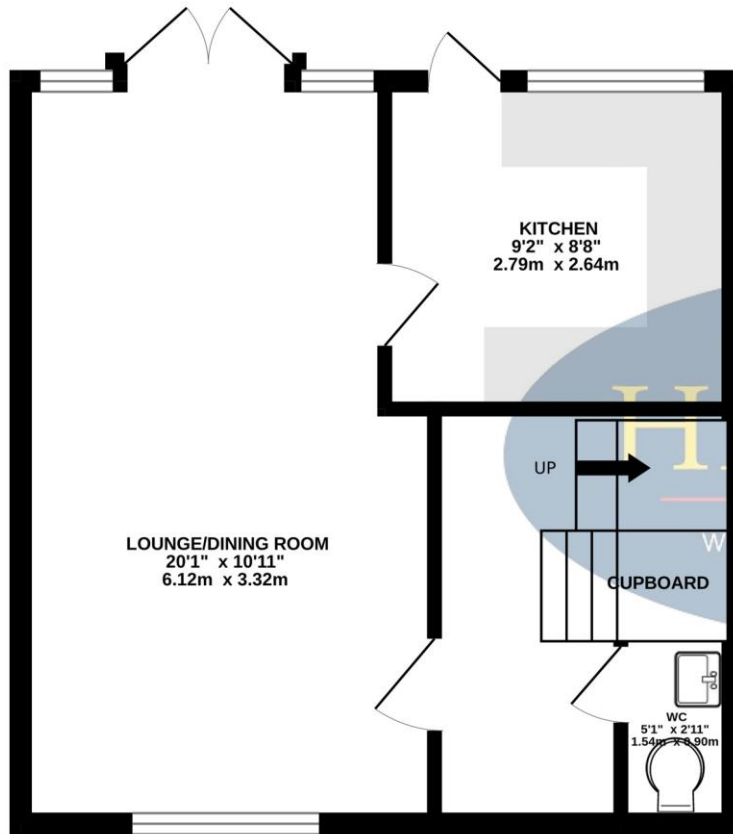
**COUNCIL TAX BAND: D**

**EPC RATING: C**

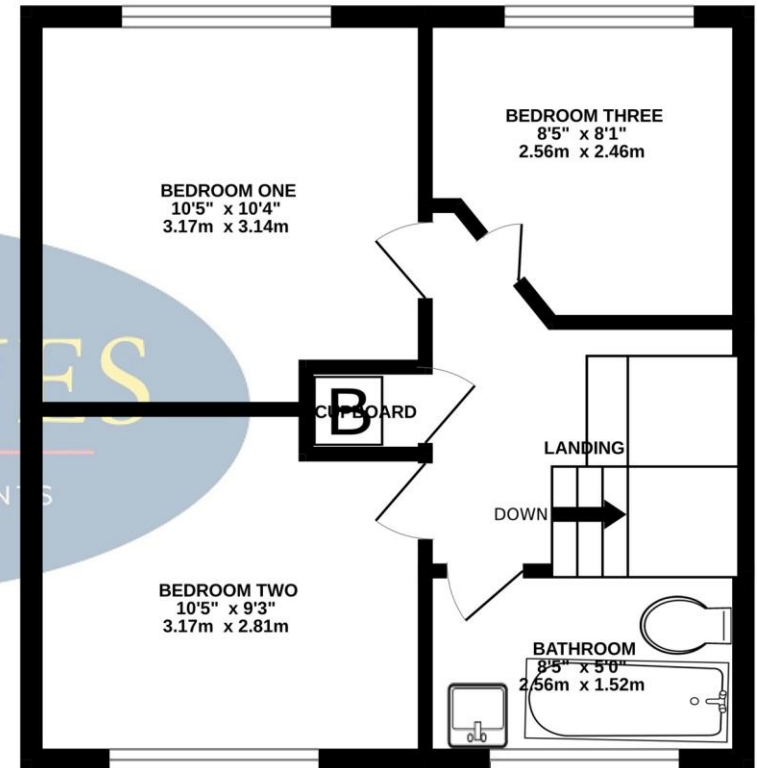


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.

GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



