



Curlew Close
Ferndown, Dorset BH22 9TN

FREEHOLD PRICE

£280,000

“Well proportioned end terrace two bedroom house in secluded position with scope to improve and extend (stpp) with no forward chain”

This end terrace house occupies a unique spot away from the head of a quiet cul-de-sac with potential to extend (subject to planning permission) in need of modernisation.

The accommodation comprises two double bedrooms, family bathroom, spacious kitchen and living room.

Other benefits include a recently updated Glow Worm gas combination boiler fitted in 2022, double glazing, entrance lobby, radiator heating, privately owned garage in the adjacent block and a deceptively spacious elevated rear garden that continues to one side of the terrace where there is potential for the extension (subject to planning permission).

The property offers excellent privacy and seclusion due to its position even within the front garden and is situated in an extremely popular and convenient location close to local schools, bus routes and local store within a petrol station.

Ground floor:

- Double glazed door to **entrance lobby** with further wooden glazed internal door to the living room
- **Living room** double glazed window to the front aspect overlooking the garden which is particularly private due to the location of the house. Wall mounted gas fire, stairs to the first floor, two radiators and glazed wooden door to the kitchen
- **Kitchen** in need of modernisation comprising original range of base and wall mounted units and worktops, sink unit, double glazed window and double glazed door giving access to and overlooking the rear garden, space, power and plumbing for appliances

First floor:

- **First floor landing** has doors to bedrooms one and two and bathroom and hatch to loft
- **Bedroom one** has a double glazed window to the front aspect
- **Bedroom two** has a double glazed window to the rear aspect with door to cupboard housing modern replacement Glow Worm gas combination boiler
- **Bathroom** in need of modernisation comprising original suite with panelled bath, mixer tap, WC, wash hand basin, part tiled walls and opaque double glazed window to the side, wall mounted electric heater

Ferndown's Town Centre is located approximately 1.5 miles away, Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

EPC RATING: C



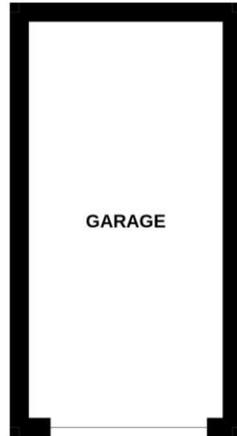
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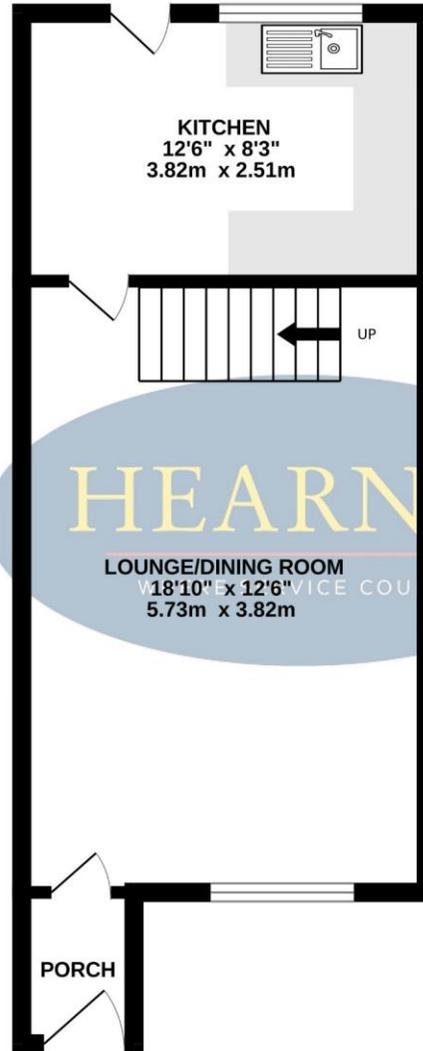
GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.

NOT LOCATED IN THE EXACT
POSITION
84 sq.ft. (7.8 sq.m.) approx.



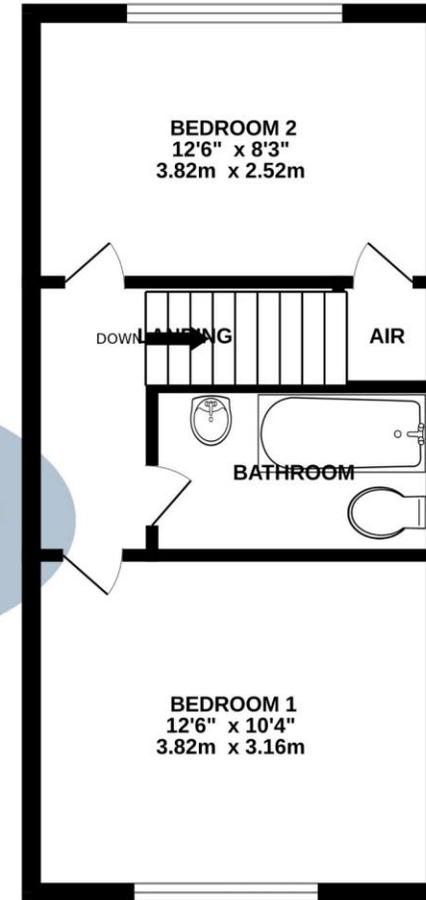
GARAGE



KITCHEN
12'6" x 8'3"
3.82m x 2.51m

LOUNGE/DINING ROOM
18'10" x 12'6" VICE COUNTS
5.73m x 3.82m

PORCH



BEDROOM 2
12'6" x 8'3"
3.82m x 2.52m

DOWN

AIR

BATHROOM

BEDROOM 1
12'6" x 10'4"
3.82m x 3.16m

TOTAL FLOOR AREA : 778 sq.ft. (72.3 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

