



Sherborne Drive, Ferndown  
Dorset BH22 8HU



# FREEHOLD GUIDE PRICE

## £350,000

***“A large low-maintenance corner plot with a detached garage, 650 metres from the town centre”***

This superbly positioned and generous sized two double bedroom detached bungalow has a tremendous amount of scope to be improved and updated as required, low maintenance front and rear gardens, a detached single garage and a driveway. Enjoying a sought after and convenient location and offered with no onward chain.

- **Entrance porch**
- **Entrance hall**
- **19ft x 18ft L-shaped triple aspect lounge/dining room**
- **Kitchen** with a good range of base and wall units
- **Utility** with direct access out to the rear garden
- **Two double bedrooms**
- **Bathroom**
- Separate **cloakroom**
- 35ft x 55ft Private, fully enclosed and **low maintenance garden**
- Large area of low maintenance block paved front garden with attractive shrubs
- **Detached single garage** with light, power and a metal up and over door
- Driveway providing **off-road parking**
- Double glazing, a gas-fired central heating system and cavity wall insulation

### **Location:**

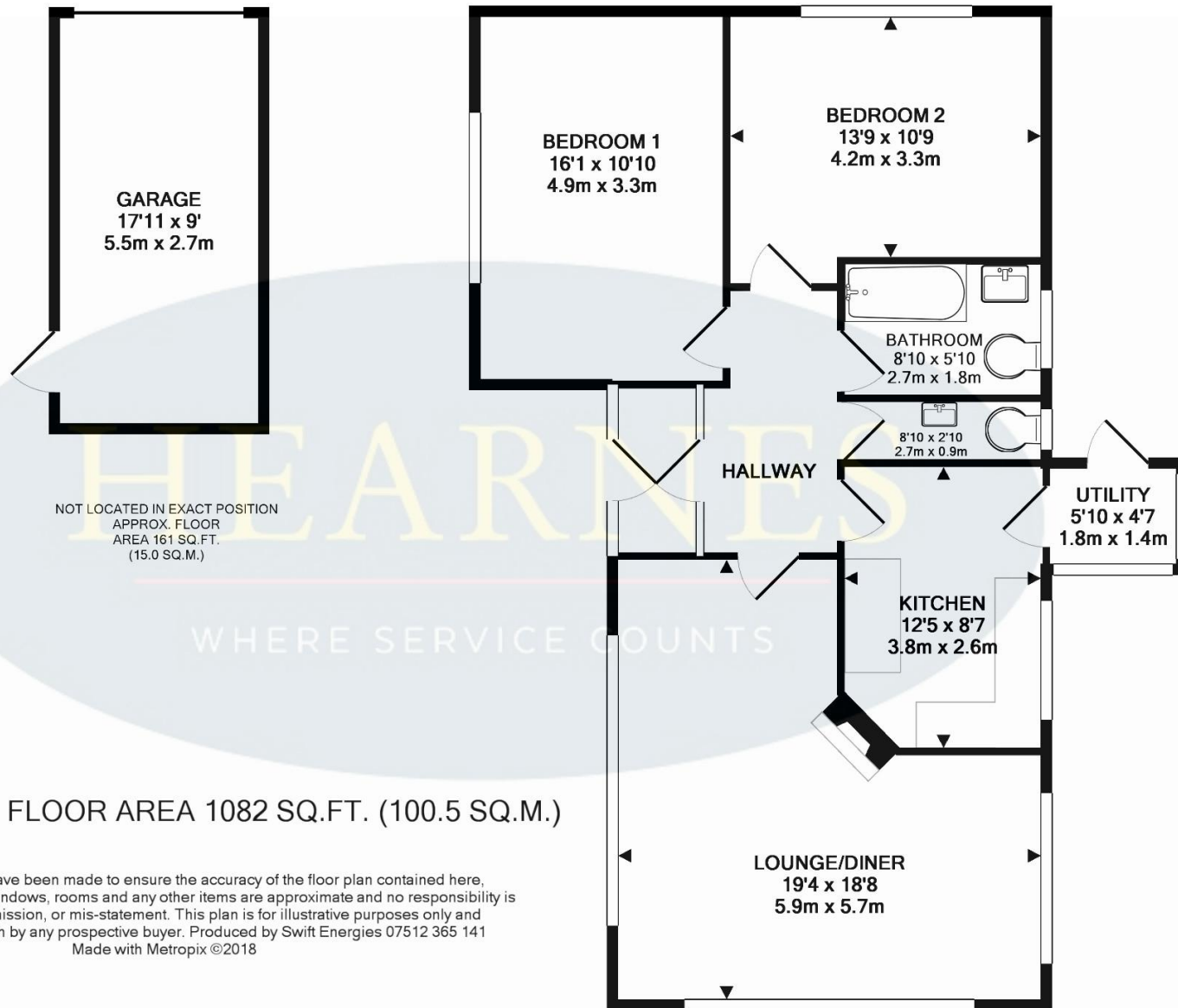
Ferndown's town centre offers an excellent range of shopping, leisure and recreational facilities and is located approximately 650 metres away. There are a small selection of amenities on Glenmoor Road approximately 750 metres away.

**COUNCIL TAX BAND: E**

**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 APPROX. FLOOR AREA 1082 SQ.FT. (100.5 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 921 SQ.FT.  
(85.5 SQ.M.)

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