



**HEARNES**  
WHERE SERVICE COUNTS

Ringwood Road, Ferndown  
Dorset, BH22 9AE

# FREEHOLD PRICE

## £300,000

***“A modernised and extended cottage with a 100ft private rear garden backing onto heathland”***

This refurbished and extended three/four bedroom character mid-terraced cottage has a 100ft private rear garden and a single garage. The property enjoys a popular and convenient location within Ferndown and has quick, easy access to the adjoining heathland, ideal for dog walking.

### Ground Floor

- **Entrance hall**
- **15ft Lounge** which overlooks the front garden and a Victorian style open fireplace with a tiled insert, hearth and wooden surround creating an attractive focal point
- 20ft x 16ft L-shaped **modern kitchen/dining room**
- **Kitchen area** with an excellent range of integrated appliances to include Neff double oven, Neff hob and extractor canopy above, Neff dishwasher and an integrated washer/dryer with recess for a fridge
- The **dining area** has ample space for a dining table and chairs
- **Study/fourth bedroom** located on the ground floor, enjoying a pleasant outlook over the rear garden

### First Floor

- Good sized **master bedroom** enjoying view over the rear garden
- **Bedroom two** is a good sized single bedroom
- **Bedroom three** is also a single bedroom
- **Main family bathroom** refitted in a stylish white suite to incorporate a panelled bath with shower over, pedestal wash hand basin and wc
- **Rear garden** which is a superb feature of the property as it measures approximately **100ft in length**, offers an excellent degree of seclusion and is fully enclosed. Adjacent to the rear of the property there is a paved patio area, with the remainder of the garden mainly laid to lawn with a path leading down to a raised decked seating area where there is an adjacent useful garden store measuring approximately 12ft x 9ft. At the far end of the garden there is a rear pedestrian access leading out to a shared rear service lane
- A **single garage** in a nearby block is accessed via the shared rear service lane, with a metal up and over door
- Double glazing and a gas-fired central heating system

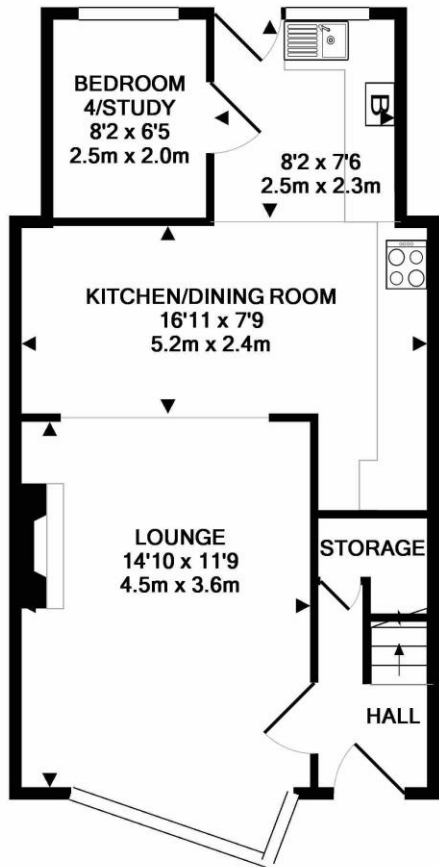
Ferndown's town centre is located less than ½ a mile away, offering an excellent range of shopping, leisure and recreational facilities. Marks & Spencer's Food Hall is located approximately 500 metres away.

**COUNCIL TAX BAND: C**

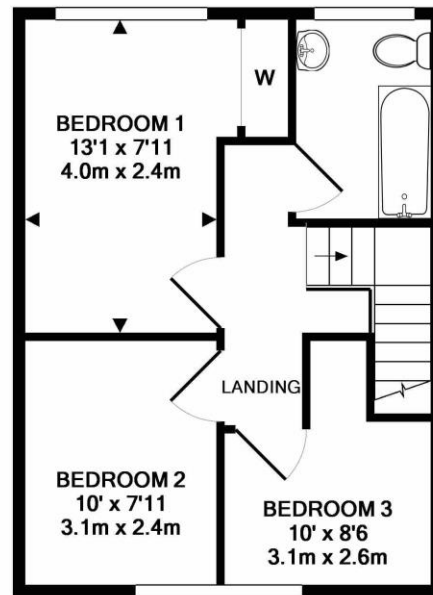
**EPC RATING: C**

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.





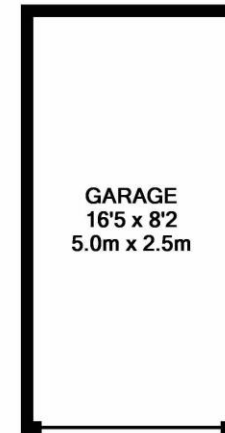
GROUND FLOOR  
APPROX. FLOOR  
AREA 497 SQ.FT.  
(46.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 374 SQ.FT.  
(34.8 SQ.M.)



LOCATED IN REAR GARDEN  
APPROX. FLOOR  
AREA 117 SQ.FT.  
(10.9 SQ.M.)



NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 135 SQ.FT.  
(12.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1123 SQ.FT. (104.3 SQ.M.)

Whilst every attempt has 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 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 ©2019

