



FOR SALE
HEARNES
01202 890890

Coppice Avenue, Ferndown
Dorset, BH22 9PL

FREEHOLD PRICE

£280,000

“A recently modernised bungalow, tucked away in a peaceful cul-de-sac with a south facing garden”

This immaculately presented and recently refurbished two bedroom semi-detached bungalow has a 30ft private south facing rear garden, a detached single garage and generous off-road parking. Nestled away in a peaceful cul-de-sac and offered with no onward chain.

- **Entrance hall**
- Refitted **modern kitchen** with ample work surfaces, a stainless steel sink unit and drainer, integrated oven, hob and extractor, recess and plumbing for a washing machine, space for a fridge/freezer, a cupboard housing a wall-mounted gas-fired boiler, a double glazed window overlooking the rear garden and a double glazed door leading out to the side driveway
- Light and spacious **15ft lounge** with double glazed sliding patio doors facing a southerly aspect, flooding this room with lots of natural light and giving access out to the private rear garden
- **Bedroom one** is a double bedroom
- **Bedroom two** is a single bedroom
- Recently refitted **family bathroom** finished in a contemporary white suite to incorporate a panelled bath with mixer taps and shower hose, pedestal wash hand basin and wc
- Approximately 25ft x 35ft **Rear garden** offering a good degree of privacy and facing a **southerly aspect**. The garden has been landscaped for ease of maintenance and a side gate opens onto a side driveway
- Side driveway providing **generous off-road parking**, which in turn leads up to a **car port** and a detached single garage
- Detached **single garage** with a metal up and over door, light and power
- Further benefits include double glazing, replacement UPVC fascias and soffits and a gas-fired central heating system
- Offered with **no onward chain**

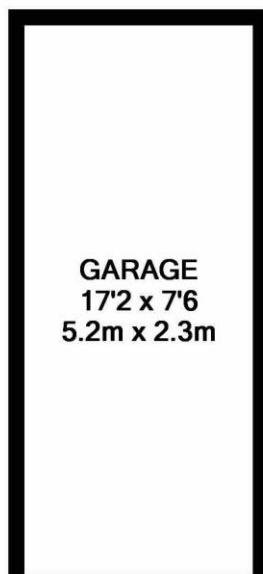
Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 1 mile away.

COUNCIL TAX BAND: C

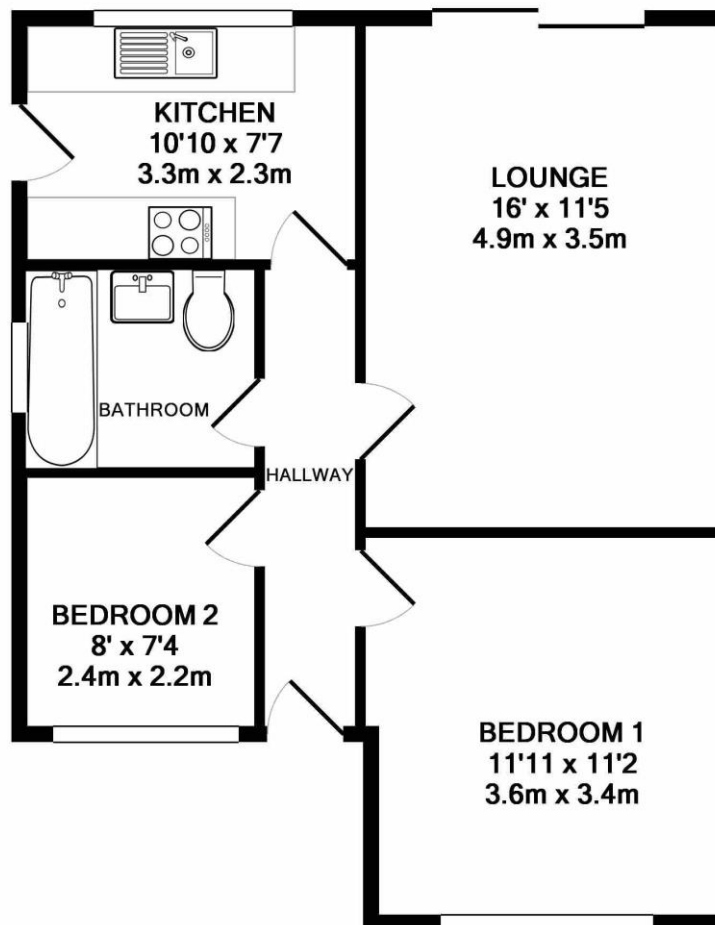
EPC RATING: E

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.





NOT LOCATED IN THE EXACT POSITION
APPROX. FLOOR
AREA 128 SQ.FT.
(11.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 536 SQ.FT.
(49.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 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

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

