



16

FOR SALE
HEARNES
01202 890890



Coppice Avenue, Ferndown
Dorset, BH22 9PX

FREEHOLD PRICE

£265,000

“A well-presented semi-detached bungalow with a private rear garden, offered with no onward chain”

This well-presented two bedroom semi-detached bungalow has a 30ft private enclosed rear garden, a detached single garage and generous off-road parking. Tucked away in a peaceful cul-de-sac location enjoying a popular residential area and offered with no onward chain.

- **Entrance hall**
- Light and spacious 16ft **Lounge/dining room**
- **Refitted kitchen** incorporating ample work surfaces, a good range of base and wall units, integrated oven, hob and extractor, recess and plumbing for a washing machine, stainless steel sink unit and drainer, attractive tiled splashbacks, wall-mounted gas-fired boiler, window enjoying a pleasant outlook over the rear garden and a double glazed door leading out to the side driveway
- **Master bedroom** which is a good sized double room enjoying a pleasant outlook over the rear garden
- **Second single bedroom** enjoying a view to the front aspect
- **Family bathroom** finished in a modern white suite to incorporate a panelled bath with shower over, concertina glass shower screen, mixer taps and a separate shower hose, pedestal wash hand basin, wc, partly tiled walls and a tiled floor
- Approx. 25ft x 30ft fully enclosed **rear garden** offering an excellent degree of seclusion. The garden incorporates a small paved patio area and the remainder of the garden is mainly laid to lawn
- Side driveway providing **generous off-road parking** which in turn leads up to a detached single garage
- **Detached single garage** with a metal up and over door, a side personal door, light and power
- Double glazing, UPVC fascias and soffits and a gas-fired central heating system

Ferndown's town centre is located approximately 1 mile away and offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: C

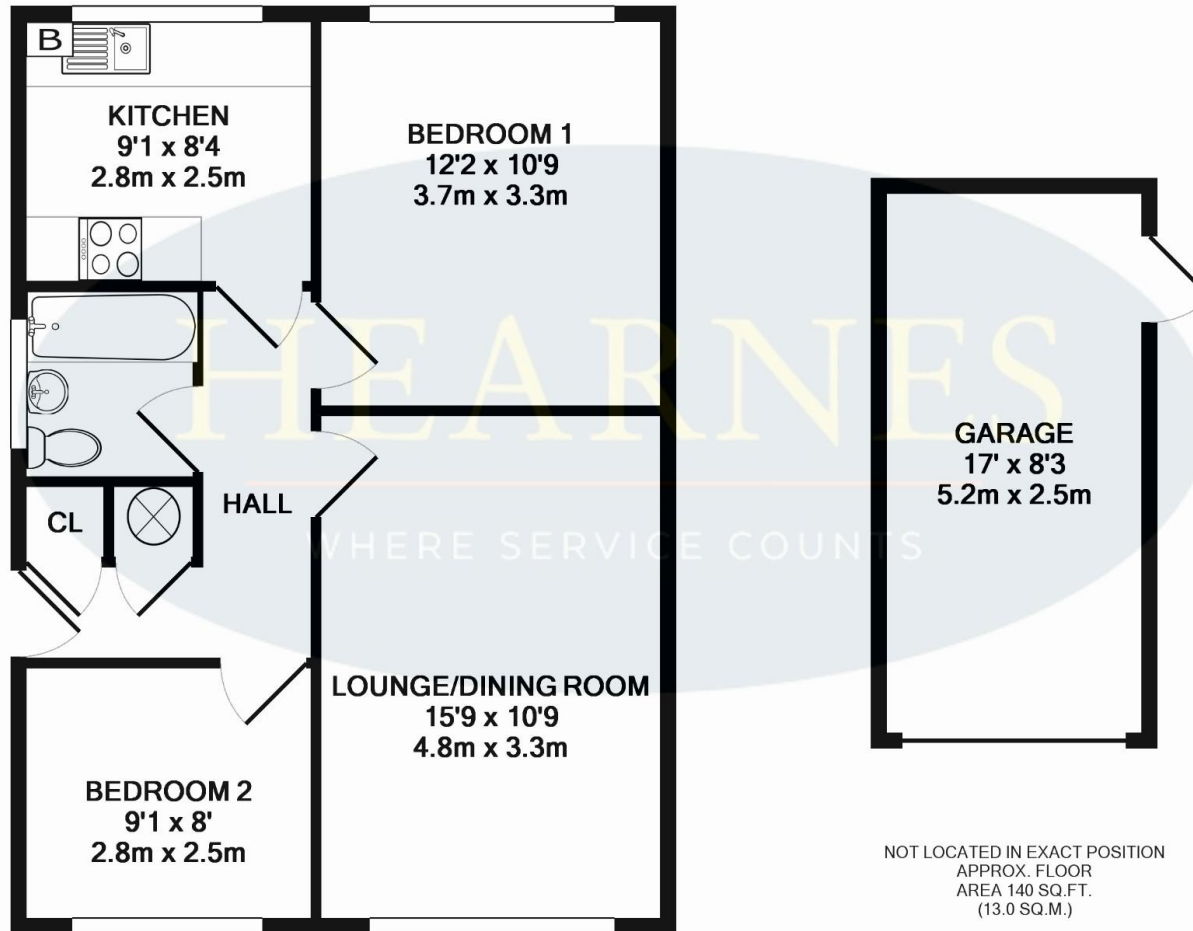
EPC RATING: C

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 694 SQ.FT. (64.5 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 554 SQ.FT.
(51.4 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

