



HEARNES
WHERE SERVICE COUNTS

Trent Way, Ferndown
Dorset BH22 8UZ

FREEHOLD PRICE

£220,000

“An immaculate two double bedroom house with a private west facing garden and a garage”

This immaculately presented and modernised two double bedroom mid-terraced house has a 30ft private west facing garden, a paved driveway providing off-road parking and a single garage located in a nearby block. The property is situated in a popular residential location within close proximity to open country.

Ground Floor:

- Front **entrance porch** with a boiler cupboard
- **Entrance hall** with a glass balustrade
- **Modern kitchen** with integrated oven, hob and extractor, plumbing for a washing machine, attractive tiled splashbacks and a double glazed window to the front aspect
- 14ft **Lounge/dining room** with space for a dining table and chairs and patio doors leading out to the landscaped west facing private rear garden

First Floor:

- **Bedroom one** is a double bedroom enjoying a view over the rear garden
- **Bedroom two** is a double bedroom with a view to the front aspect, a fitted storage cupboard and wardrobe
- **Refitted family bathroom** finished in a white suite to incorporate a panelled bath with shower over and glass shower screen, WC and pedestal wash hand basin
- **Rear garden** measuring approximately 30ft in length, facing a westerly aspect and offering a good degree of privacy. The garden has been landscaped to incorporate a decked seating area and an area of artificial lawn. At the far end of the garden there is a rear pedestrian access leading out to a garage located in a nearby block
- Front block paved driveway providing **off-road parking**
- **Garage** with a metal up and over door, located in a nearby block
- Further benefits include double glazing and a gas-fired central heating system

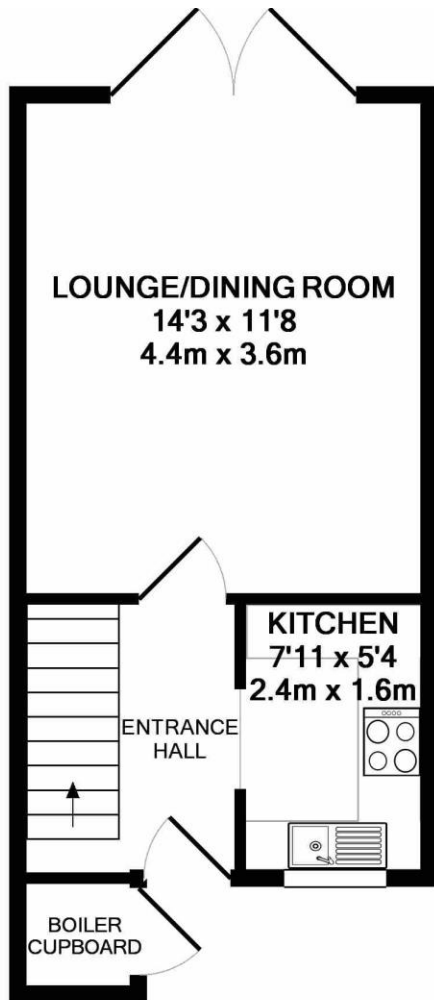
Ferndown's town centre is located less than 1.5 miles away and offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: B

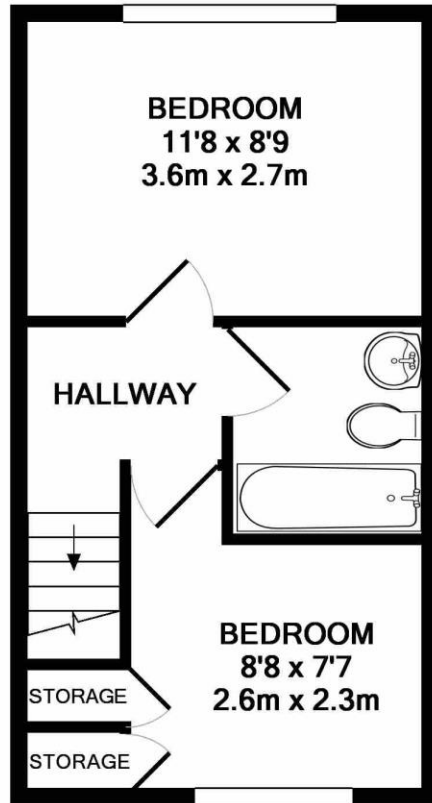
EPC RATING: C

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.

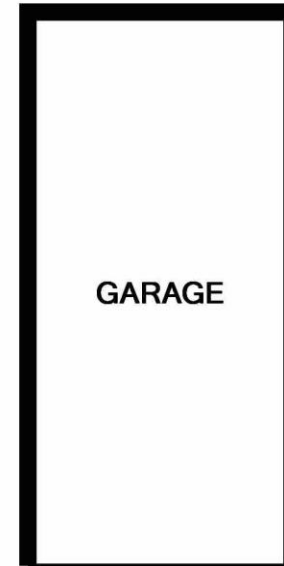




GROUND FLOOR
APPROX. FLOOR
AREA 270 SQ.FT.
(25.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 258 SQ.FT.
(24.0 SQ.M.)



NOT LOCATED IN THE EXACT POSITION
APPROX. FLOOR
AREA 117 SQ.FT.
(10.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 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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