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25 WARREN WALK
FERNDOWN, BH22 9LR



VIEW TO FRONT

OFFERS IN THE REGION OF £315,000

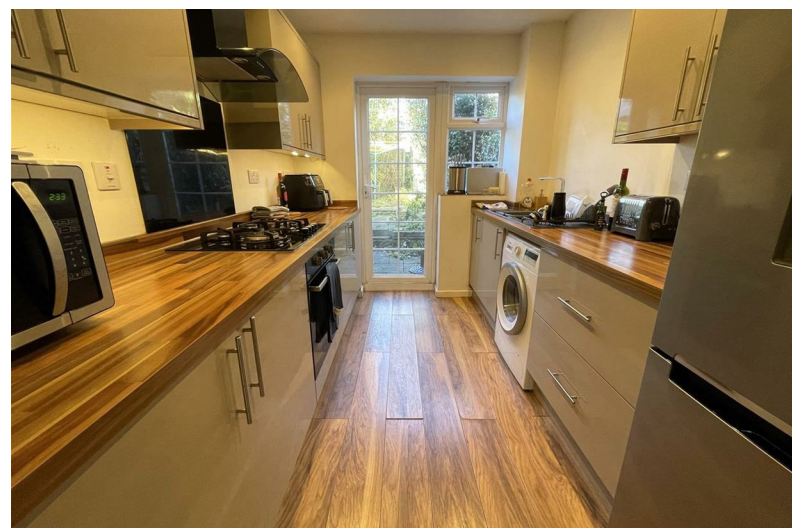
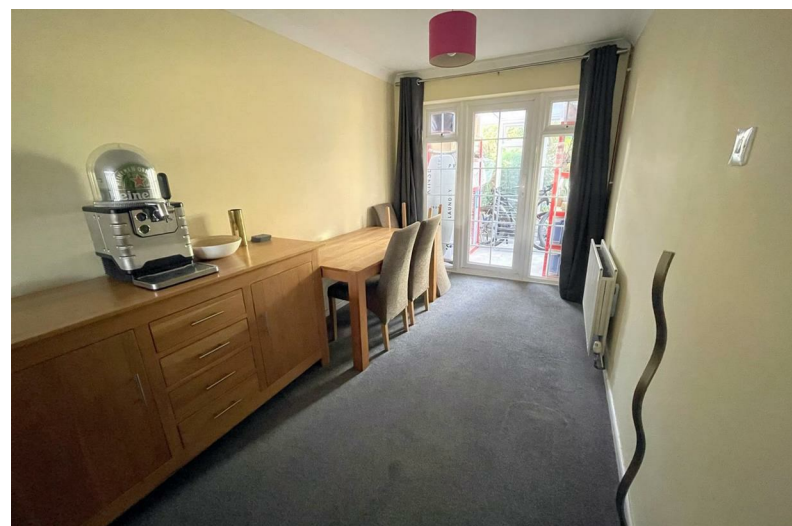
Access to the front of the house is pedestrian only with a small front garden and front door leading into the entrance hall where you can find a useful modern downstairs cloakroom.

A connecting door then leads into a dual aspect, front to rear through lounge/dining room with a feature double glazed bay window to the front and door leading out to the double glazed conservatory with door to the back garden. There is a small under stairs storage cupboard.

The kitchen has an range of modern grey gloss fronted floor and wall units with beech wood work surfaces and return, inset sink, built in five ring gas hob with extractor over and built in electric oven. There is space for a washing machine and upright fridge/freezer. Double glazed window and door to rear garden.

On the first floor you can find three bedrooms, two good sized double bedrooms with built in recessed wardrobes with bedroom three being a single room. The bedrooms are serviced by a part tiled bathroom with white three piece suite comprising of wc, wash hand basin and panel bath with shower over.

Outside to the front, the property enjoys a delightful location with pedestrian access only and a delightful view over the attractive communal green. At the rear of the property the easy to maintain garden is mainly laid to patio and fully enclosed with panel fencing. Single garage in a nearby block and residents



parking area.

The property requires a little bit of updating to make a lovely family home and is within easy access of Ferndown town centre and the nearby nature reserves & its many woodland walks, highly commended schools and easy access routes to both Bournemouth and neighbouring market towns of Ringwood & Wimborne. The local schools for all ages are within walking distance.

Ferndown town centre has an excellent range of shopping, leisure & recreational facilities including the M&S Food Hall, leisure & fitness centre and theatre/social centre. For the keen golfer, several premier golf clubs are only a short drive away.

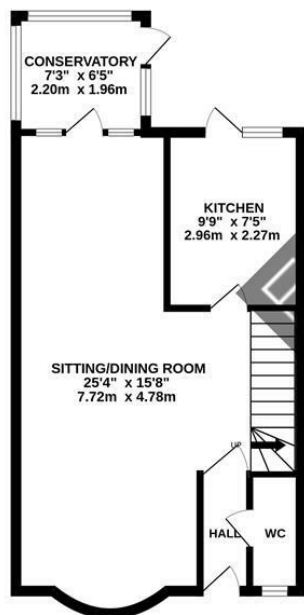
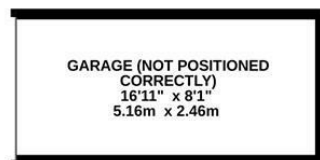
The property is offered with no forward chain.

EPC Rating: D

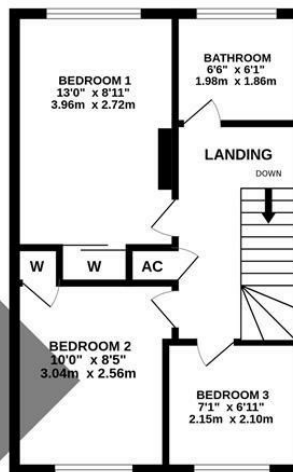
Council Tax Band: C



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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GARAGE & PARKING SPACE