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12 WESTWOOD AVENUE
FERNDOWN, BH22 9HN



PRICE GUIDE £475,000

The bungalow features a light and bright living room, enjoying a dual aspect with a window to the side and double-glazed sliding patio doors leading out into a substantial quality double glazed conservatory, which enjoys a southerly aspect overlooking the rear garden. Focal point to the living room is the central Purbeck stone fireplace.



The kitchen would benefit from being upgraded but is fitted with a range of matching floor and wall units. Ceramic tiled floor, window overlooks the rear garden, double glazed side door to the driveway.

The bungalow enjoys the benefit of three bedrooms with bedroom one being generous double bedroom with a feature bay window to the front aspect, an extensive range of built-in bedroom furniture.



Bedroom two is also a good size double bedroom again with an extensive range of fitted bedroom furniture and bedroom three is a good size single bedroom that could also be used as a dining room or office if required, double glaze window to the side aspect.

These bedrooms are served by a modern bathroom which is fully tiled to the floor and walls with a bath with shower over and vanity unit with wash handbasin and complimented with a separate WC with half tiled walls.



Outside, the front of the bungalow is approached by an attractive brick pavior driveway that provides extensive off-road parking for numerous cars. Further area of front garden which is landscaped to gravel for minimal maintenance. The driveway leads up to a single detached garage.

The generous rear garden is a particular feature of the property, enjoying a southerly aspect with large, paved patio areas, small area of lawn and all fully enclosed enjoying a high degree of privacy.

As previously mentioned, the bungalow offers great potential to be remodelled, refurbished and extended if required to create a rather special new home in this highly desirable and very convenient location within easy walking distance of Ferndown town centre.

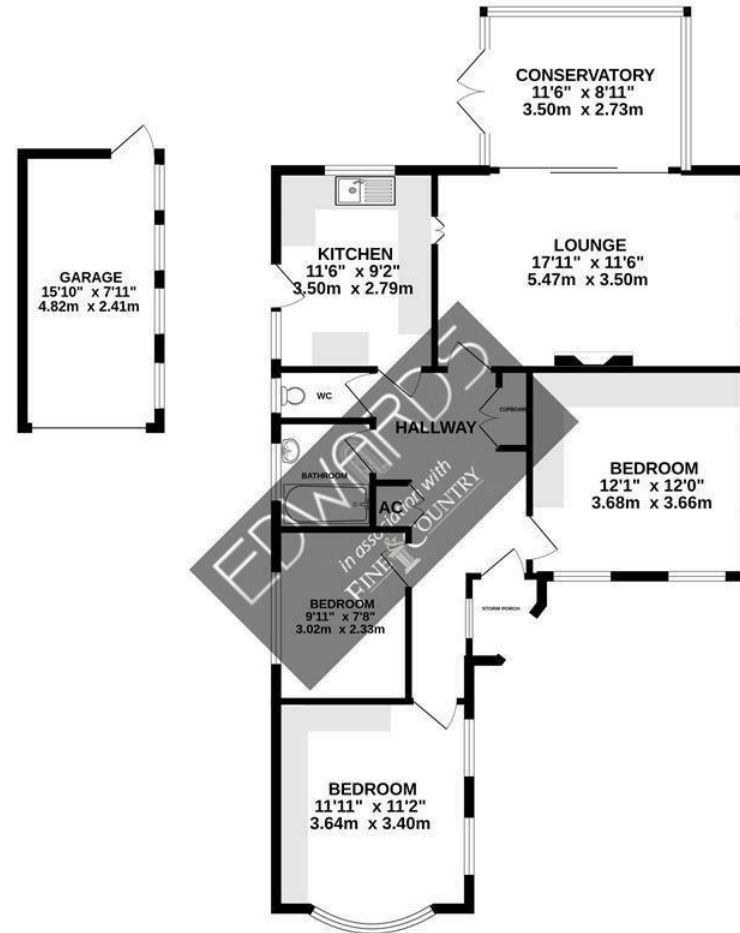
Please note: This property is being sold subject to Probate which has been applied for.

EPC Rating: D

Council Tax Band: D



GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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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