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EDWARDS  
ESTATE AGENTS

DORSET AVENUE  
FERNDOWN, BH22 8HN







# ASKING PRICE £450,000

This charming detached bungalow presents a wonderful opportunity in this desirable location for those seeking a comfortable home with potential for enhancement. Set on a generous corner plot, the property is conveniently located just a short stroll from the vibrant town centre, which boasts a variety of amenities, including cafes, bars, and bistros.

Upon entering, you are welcomed by an enclosed porch that leads into a spacious entrance hall adorned with attractive Parka effect flooring. The sizeable lounge/diner features dual aspect windows, allowing natural light to flood the space. An archway connects to the dining room, which provides access to a delightful conservatory, perfect for enjoying the garden views. The kitchen, located at the rear, is equipped with a range of base and eye-level units, offering ample storage and workspace, along with space for essential appliances.

This bungalow comprises two generous double bedrooms, both fitted with built-in wardrobes, ensuring plenty of storage. The family bathroom is well-appointed with a panelled bath, wall-mounted shower, wash hand basin, and WC, complemented by a heated towel.

The property boasts low-maintenance wrap-around gardens, ideal for those who prefer to spend their time enjoying the outdoors. There is ample space for several sheds and water butts, catering to gardening enthusiasts. The large paved driveway accommodates multiple vehicles, while a detached garage with an electric up-and-over door provides additional convenience.





With a combi boiler installed in 2023, this bungalow is ready for modernisation, and the vendor is open to negotiations on offers. The location is perfect for family living, with highly regarded local schools, a leisure centre, and essential shops, including a Tesco Express, all within walking distance. This property must be viewed internally to fully appreciate the accommodation and potential the property offers in this superb location.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: E

Tenure: Freehold

Accessibility / Adaptations: Lateral living

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & detached garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

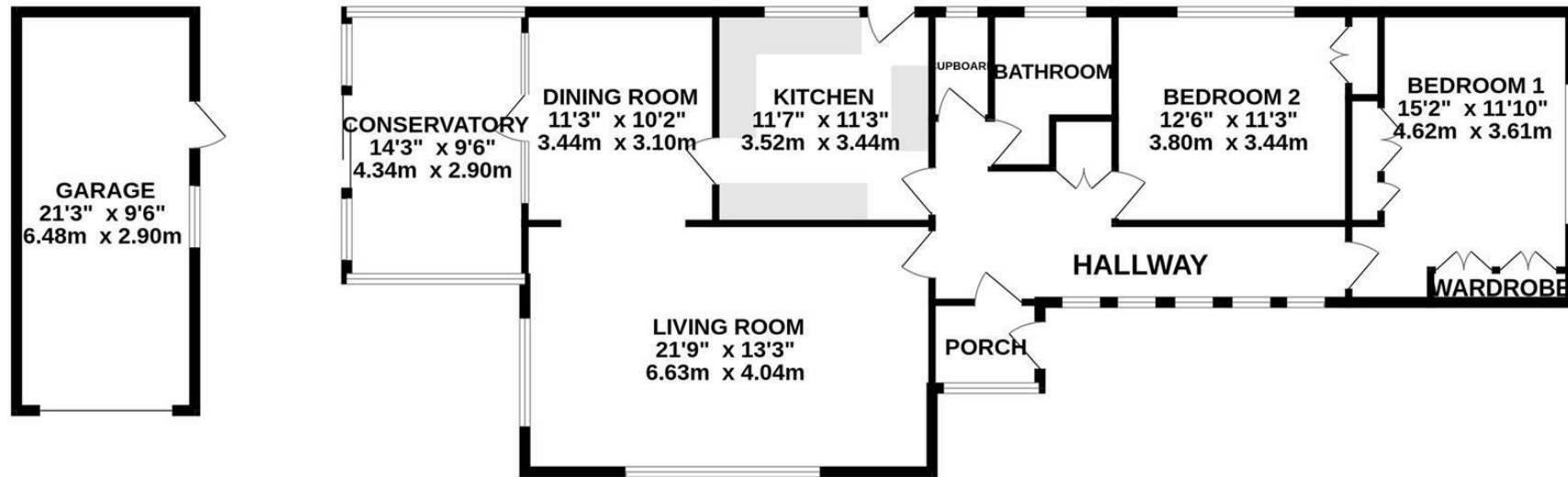
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





**GROUND FLOOR**  
1426 sq.ft. (132.5 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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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