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EDWARDS  
ESTATE AGENTS

HEATH FARM CLOSE  
FERNDOWN, BH22 8JP







# GUIDE PRICE £370,000

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- PROBATE GRANTED
- NO FORWARD CHAIN
- SEMI DETACHED BUNGALOW
- 3 BEDROOMS
- WELL PROPORTIONED ACCOMMODATION
- KITCHEN/DINING ROOM
- GENEROUS LOUNGE FEATURE FIREPLACE
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- INTEGRAL GARAGE

This three bedroom semi-detached bungalow is located within easy reach of Ferndown town centre and just a short distance from M&S Foodhall. Offered with vacant possession, the property would benefit from some general updating – a great opportunity for buyers to stylise to suit their own requirements.

Accommodation is well proportioned including a front aspect lounge with feature fireplace and a kitchen/dining room with glazed doors opening to the rear patio and garden. Bedrooms one and two are doubles, with wall to wall storage built-in to bedroom two. Bedroom three is a single, which could equally serve as a study/home office. There is also a family bathroom and separate cloakroom.

Outside there is parking to the front of the integral garage and a side gate giving access to the rear garden, which is level and laid mainly to lawn and patio with established





border planting affording a good degree of privacy with fencing/hedging to all boundaries.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

Agents Note: A kitchen extension was done over 40 years ago and there is no supporting paperwork available. We have been told there was a new gas boiler installed in 2019 but we have not seen a copy of the Gas Safety Installation Certificate or Boiler Service Certificate which we have been told the Vendor is currently arranging

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: Yes

Parking: Private driveway & integral garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website







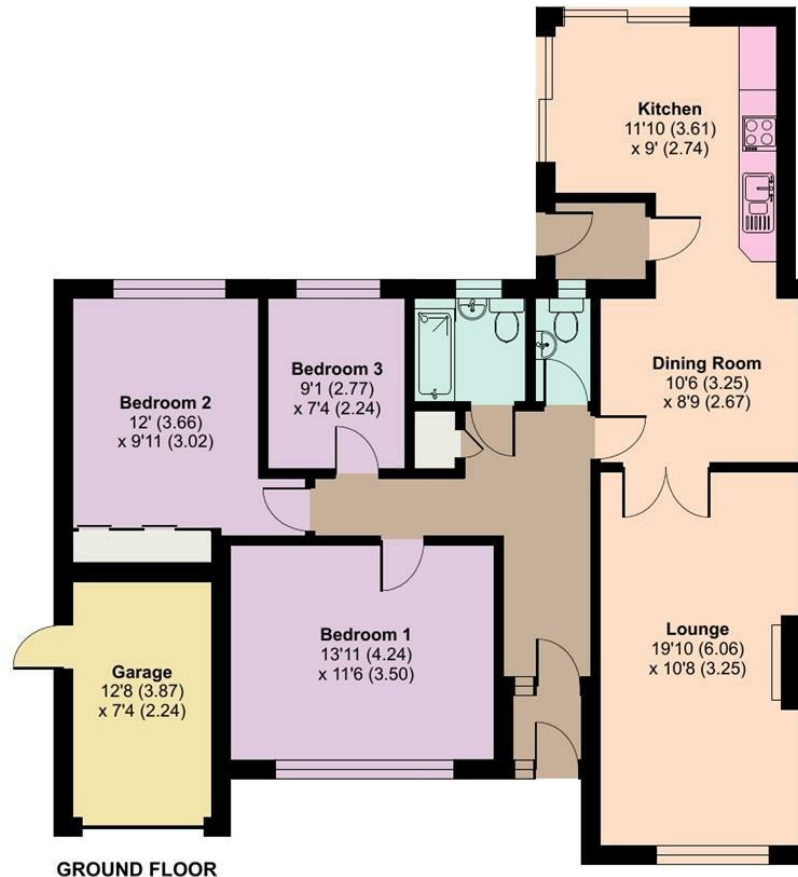
## Heath Farm Close, Ferndown, BH22

Approximate Area = 1087 sq ft / 100.9 sq m

Garage = 92 sq ft / 8.5 sq m

Total = 1179 sq ft / 109.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2025. Produced for Edwards Estates Ltd. REF: 1316927



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