

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS

LIBRARY ROAD  
FERNDOWN, BH22 9JP







# GUIDE PRICE £409,950

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- VACANT POSSESSION - PROBATE GRANTED
- 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW
- HEART OF TOWN CENTRE YET QUIET & PRIVATE
- GENEROUS LOUNGE/DINING ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- BATHROOM WITH BATH & SHOWER CUBICLE
- SEPARATE CLOAKROOM
- DETACHED SINGLE GARAGE & DRIVEWAY PARKING
- LOW MAINTENANCE REAR GARDEN

This TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW is tucked away in the HEART OF THE TOWN CENTRE and just a stone's throw from SHOPS, CAFÉS, LIBRARY and COMMUNITY CENTRE. SUPERBLY MAINTAINED AND PRESENTED THROUGHOUT accommodation also includes a GENEROUS LOUNGE/DINING ROOM, MODERN KITCHEN/BREAKFAST ROOM with ADJOINING CONSERVATORY, FULLY TILED BATHROOM WITH BATH AND SHOWER CUBICLE and SEPARATE CLOAKROOM. With a NEATLY LANDSCAPED SOUTHERLY FACING FRONT GARDEN and PRIVATE LOW MAINTENANCE REAR GARDEN, the property also benefits from a DETACHED SINGLE GARAGE and GARDEN STORE. Viewing is highly recommended!





Quietly tucked away in the heart of the town centre, the main entrance to the property is on the side of the property, opening to a welcoming hallway which has a useful storage cupboard and airing cupboard. The well proportioned lounge/dining room overlooks the neatly landscaped southerly facing front garden. A feature fireplace creates a focal point and double glazed sliding doors give access to a patio with retractable sun canopy – a perfect spot to relax and enjoy the garden!

The modern kitchen is fitted with a range of base and wall units, as well as a breakfast bar and integrated appliances. Door to the rear elevation leads out to a conservatory overlooking the private rear low maintenance garden. A fitted radiator ensures all year round use.

Both double bedrooms are fitted with a generous array of wardrobes, dressing table and storage units, bedroom two has the added benefit of a space saving pull down double bed which when not in use utilises the space as a fully functioning office. Both bedrooms are served by a fully tiled bathroom which has a bath and separate shower cubicle and vanity wash basin. There is separate cloakroom off the hallway.

Outside there is a single garage with electric roller door, power and light, set to the front of the plot with driveway parking for two vehicles. There is a garden store in the rear garden which enjoys a good degree of privacy with established shrubs and fencing to all boundaries and a side gate to the rear.

Further benefits include double glazing throughout, and gas fired central heating. The property is offered with NO FORWARD CHAIN.

#### Additional Information

Agents Note: This is a Probate sale and information is limited. Interested parties are advised to carry out your own research

Energy Performance Rating: D

Council Tax Band: D

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 Agents Note: There is no Gas Safety Installation Certificate or Service Certificate available

Drainage: Mains sewerage

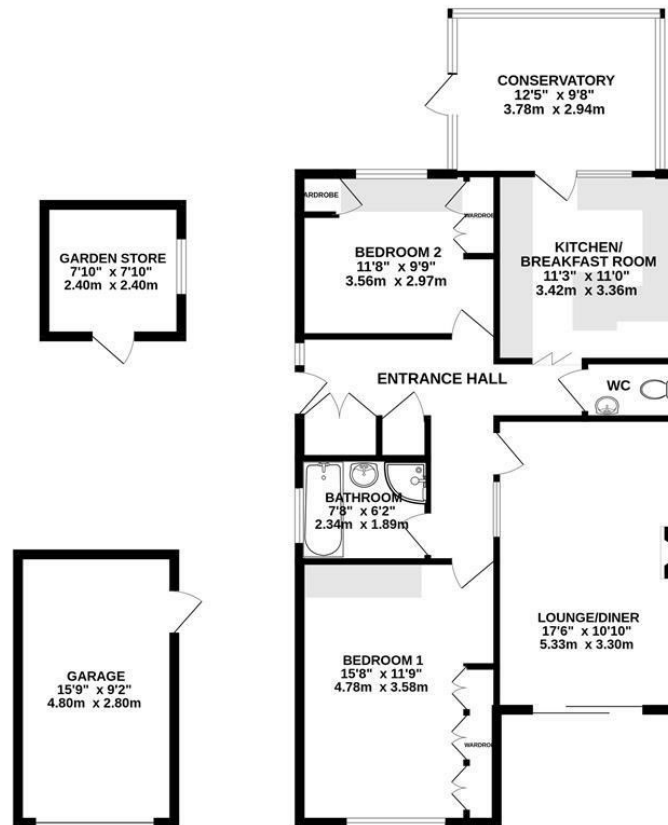
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





GROUND FLOOR  
1148 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





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