

EDWARDS
ESTATE AGENTS



BRAMLEY ROAD
FERNDOWN, BH22 9JJ



GUIDE PRICE £440,000

- VACANT POSSESSION
- DETACHED BUNGALOW
- LOVELY QUIET CUL DE SAC
- 3 DOUBLE BEDROOMS
- GENEROUS LOUNGE/DINING ROOM
- GENEROUS KITCHEN/BREAKFAST ROOM
- PRIVATE REAR GARDEN
- DRIVEWAY & GARAGE
- SHORT WALK FROM TOWN CENTRE
- CLOSE TO LOCAL AMENITIES

SUBJECT TO PROBATE - This well presented DETACHED BUNGALOW presents an excellent opportunity for those seeking a comfortable and **SPACIOUS HOME**. Boasting three well-proportioned double bedrooms, and a prime location, this property is ideal for families or those looking to downsize without compromising on space.



Upon entering, you are welcomed into a generous lounge/dining room. The kitchen/breakfast room is equally spacious, providing ample room for casual dining. The bungalow also features a WC and convenient shower room with level access shower, enhancing the practicality of the living space.

The property is offered with vacant possession, allowing for a smooth transition into your new home. Outside, you will find a driveway and a garage, providing valuable off-road parking and additional storage options.

Situated just a short walk from the town centre and local amenities, this bungalow combines the peace of suburban living with the convenience of nearby shops and services. Whether you are looking to enjoy leisurely strolls in the surrounding area or take advantage of the vibrant community, this location has much to offer.

Additional Information

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

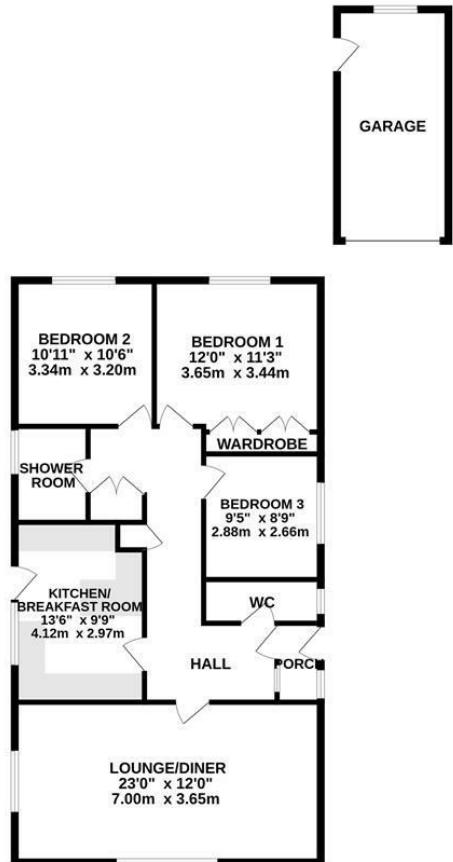
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1150 sq.ft. (106.9 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq.ft. (106.9 sq.m.) approx.
Whilst every effort is made to ensure the accuracy of the floor plan, approximate measurements of doors, windows, rooms and any other features are taken 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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