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ESTATE AGENTS

HILLTOP ROAD
FERNDOWN, BH22 9QT



GUIDE PRICE £425,000

This charming two-bedroom DETACHED BUNGALOW presents a wonderful opportunity for those seeking a property with POTENTIAL FOR EXPANSION. Set on a GENEROUS PLOT, the property offers a reception room, two well proportioned bedrooms and shower room.

The property holds significant potential for those looking to enhance their living space. Subject to planning permission, there is ample opportunity to extend and customise the bungalow to suit your personal needs and preferences.

The bungalow's location is particularly advantageous, as it allows for easy access to the town's amenities.

Please note that the property is currently subject to probate, which may affect the timeline for any potential purchase. However, this does not detract from the appealing features and possibilities that this bungalow offers.

Additional Information

Agents Note; This is a probate sale, so information and paperwork is limited. There is no paperwork for the Gas Boiler

Energy Performance Rating: C

Council Tax Band: C

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: Yes

Parking: Private driveway & detached garage

Utilities: Mains electricity, mains gas, mains water

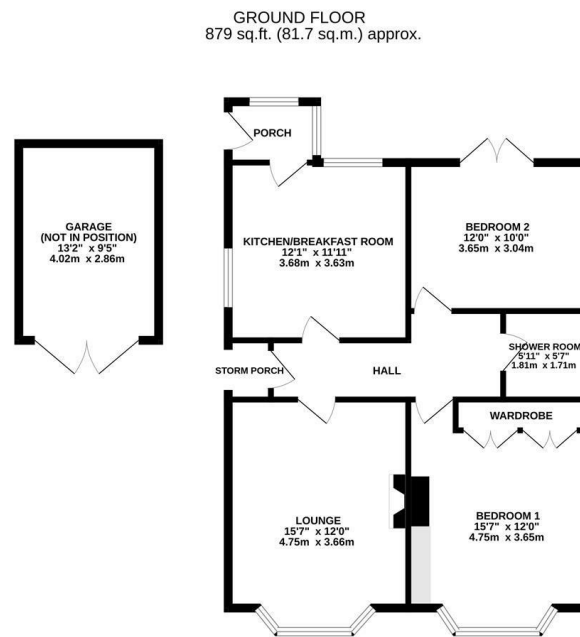
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



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TOTAL FLOOR AREA: 879 sq.ft. (81.7 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any errors or omissions in the floorplan. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time of sale.
Made with theplan 12/05

Ferndown Office

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