

EDWARDS  
ESTATE AGENTS



CRACKLEWOOD CLOSE  
FERNDOWN, BH22 0DU



# AUCTION GUIDE £250,000

- AUCTION
- GUIDE PRICE UNCONDITIONAL LOT £250,000 TO £350,000 + FEES
- EXCEPTIONAL DETACHED HOME
- CALL TO BOOK A VIEWING SLOT
- 56 DAY COMPLETION
- MARKET VALUE £355,000
- RENTAL VALUE PER MONTH: £1655
- 3 BEDROOMS & 1 RECEPTION ROOM
- PRIVATE GARDEN
- PARKING

Town & Country Property Auctions are delighted to offer For Sale by Public Auction this modern three-bedroom terrace property, perfectly located in a charming area on the edge of Ferndown. This stunning property boasts a spacious lounge kitchen/diner and a convenient downstairs WC, providing the perfect layout for modern living.

Upstairs, you'll find a well-appointed family bathroom and three generously sized bedrooms, including a master suite with an ensuite bathroom. Outside, enjoy your own private garden, perfect for relaxing or entertaining, along with an allocated parking space for your convenience.

Situated near the picturesque Moors Valley and Avon Heath Country Park, this home offers easy access to the New Forest, a paradise for nature lovers and outdoor enthusiasts. Whether you enjoy hiking, cycling, or simply exploring the beautiful landscapes, you'll find it all just a stone's throw away.

Additionally, a short drive will take you to the vibrant coastal towns of Bournemouth and Poole, known for their stunning beaches, bustling nightlife, and cultural attractions. Dive into a world of entertainment, from the exciting events at the Bournemouth International Centre to the maritime heritage of Poole Quay.

Whether you're looking for tranquillity or adventure, this property offers the best of both worlds. Don't miss the chance to make this incredible home yours! Contact us today to learn more about this fantastic opportunity.

The property will be entered into our 25th March auction which is held online and starts at 10am. You must register to bid and download the legal pack.

The property is available for viewing immediately. Please contact Town & Country Property Auctions for more information and to register for the auction. The auction will be held online, and registration is now open.

Buyers Premium  
Buyers Premium Applies  
Pre Auction Offers Are Considered



The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

#### Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

The Guide Price given is an indication as to where the Reserve is currently set. The Reserve is the minimum price that the auctioneer is authorised by the vendor to sell the property for. It is subject to change throughout the marketing period. Where the Guide Price is a single figure, the current Reserve will not be more than 10% above that single figure, and where a price range is given (i.e. £50,000 - £55,000), the Reserve will not exceed the upper level of the range. It is not necessarily what the auctioneer expects it will sell for.

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

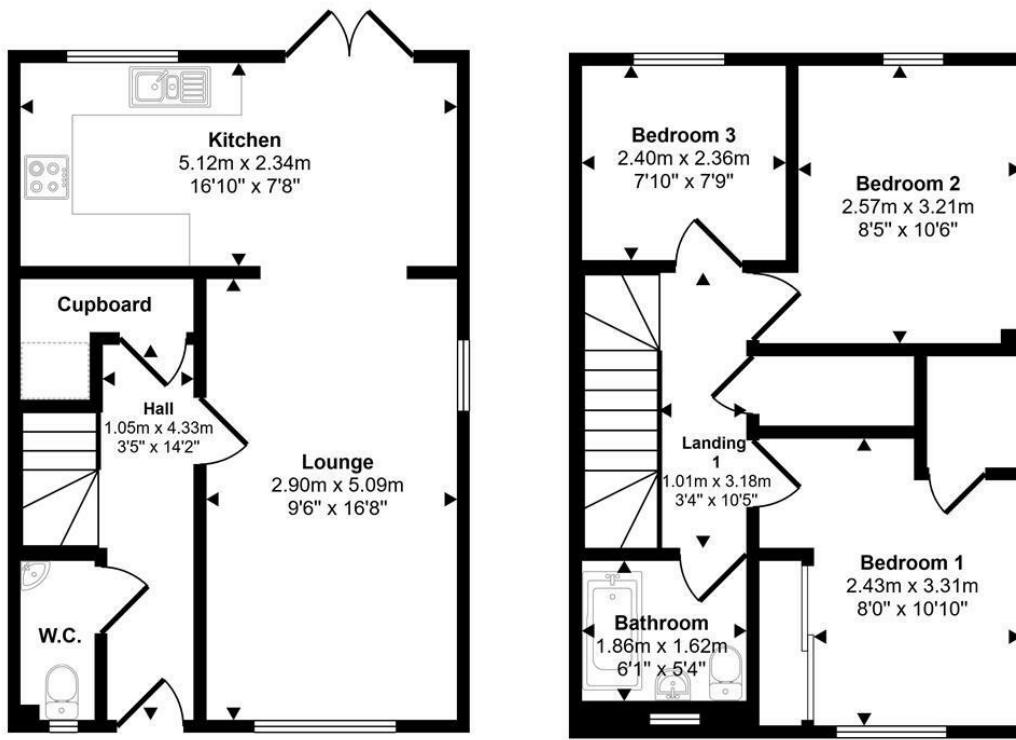
**Viewing:** Due to the nature and condition of auction properties, the auctioneers highlight the potential risk that viewing such property carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lots offered. Viewings are conducted entirely at the potential buyers own risk, these properties are not owned or controlled by Town & Country Property Auctions and the auctioneers will not be held liable for loss or injury caused while viewing or accessing the lot. Due to the nature of some auction properties, electricity may not be turned on, therefore viewing times are restricted. Viewers will need to bring their own lighting/ ladders if wanting to inspect cupboards, cellars and roof spaces. Some viewings are carried out by third party agents and we will endeavour to give appropriate notice should the published viewing time change. Town & Country Property Auctions will not be liable for any costs or losses incurred due to viewing cancellations or no shows.

All auctioneer fees and deposits stated are non-refundable. The deposit will be applied toward the final purchase price. Auctioneer fees, while not contributing to the purchase price, will still be included in the total chargeable consideration of the property when calculating Stamp Duty Land Tax, Land Transaction Tax, or Land and Buildings Transaction Tax (as applicable depending on whether the property is located in England, Wales, or Scotland).

Feel free to reach out if you have any questions or need further assistance.



Approx Gross Internal Area  
78 sq m / 838 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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## Ferndown Office

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