



**HEARNES**  
WHERE SERVICE COUNTS

**Longacre Drive,  
Ferndown, BH22 9EE**



# FREEHOLD GUIDE PRICE

## £375,000

***“Located approximately 700 meters from the town centre, with a 50ft west facing garden”***

This superbly positioned and well proportioned two double bed roomed detached bungalow with a 50' west facing rear garden, single garage and driveway. Tucked in a sought after cul-de-sac location, conveniently situated approximately 700 meters from Ferndown town centre.

The property comes to the market for the first time in approximately 40 years. Over the years the property has been well maintained. There is a tremendous amount of scope and potential for the property to be enlarged and enhanced (subject to the necessary planning consents).

The property comes to the market offered with immediate vacant possession and keys are held in the office.

- **Two double bed roomed detached bungalow**
- 13' x 12' **Entrance hall**
- 34' Triple aspect **lounge/dining room**
- **Lounge area** enjoys a view over the front garden
- **Dining Area** has double glazed window to the side aspect and ample space for dining table and chairs and a serving hatch through to the kitchen/breakfast room
- **Kitchen/breakfast room** incorporates roll top work surfaces, base and wall units, recess and plumbing for washing machine, recess for cooker with canopy above, space for breakfast table and chairs, cupboard housing a wall mounted gas fired Worcester boiler, double glazed window overlooking the rear garden and double glazed door leading out to a patio area
- **Bedrooms one and two** are both double bedrooms and benefit from fitted wardrobes with cupboards above
- **Bathroom** incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin
- **Cloakroom** with WC
- The **rear garden** is a superb feature of the property and measures approximately 50' x 40', faces a westerly aspect and is fully enclosed. Adjoining the rear and side of the property there is a paved path and patio. Side path leads down to a side gate. There is a good size area of lawn and a useful timber storage shed
- A front block paviour **driveway** provides **off road parking** and in turn leads down to a detached single garage.
- The **detached single garage** has an electronically operated remote control roll up and over door, light and power, window and rear personal door
- **Further benefits** include replacement double glazing, a gas fired heating system with a replacement boiler and the property is offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: D**

**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

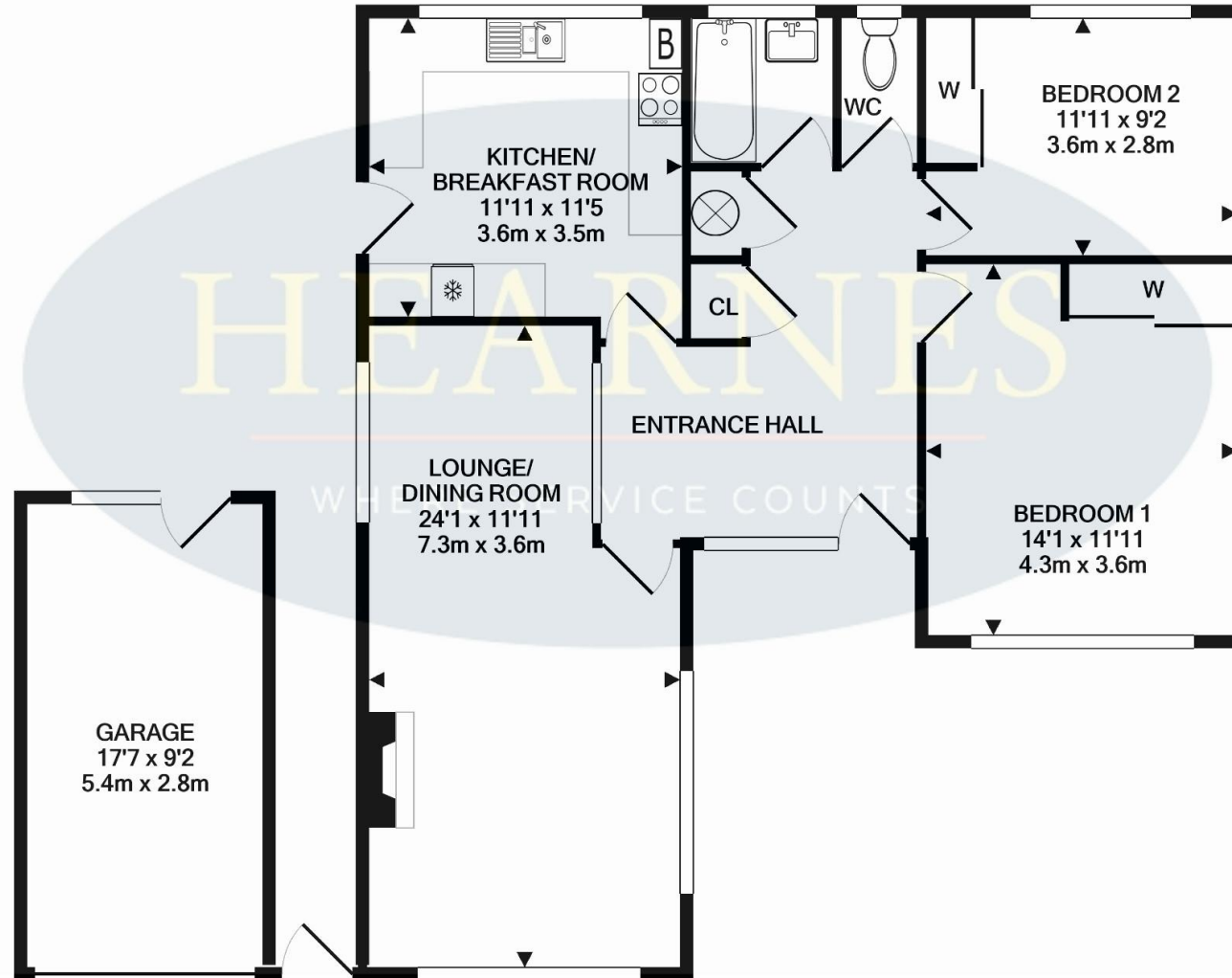


Cul-de-sac location

TOTAL APPROX. FLOOR AREA 1031 SQ.FT. (95.8 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, 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 buyer. Produced by Swift Energies 07512 365 141  
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