



**HEARNES**  
WHERE SERVICE COUNTS

**Curlew Close,  
Ferndown, BH22 9TN**

# FREEHOLD PRICE

## £275,000

*“Tucked away in a pleasant cul-de-sac location with a private garden and garage”*

This well presented and discreetly positioned two double bedroom mid terrace family home has a 35' enclosed and private garden and a single garage located in a nearby block.

The current owner has been in residence for circa 19 years. This particular property is tucked away at the end of a pleasant and sort after cul-de-sac location which is located conveniently for the local amenities.

- **Two double bedroom mid terrace family home**
- **Entrance hall**
- **18' Lounge** with window overlooking the front garden, living flame coal effect electric fire with a wooden surround, stairs rising to the first floor
- Good size **kitchen/dining room** enjoying a pleasant outlook over the rear garden with a door giving access out onto the patio area
- The **kitchen** incorporates roll top work surfaces, base and wall units, an excellent range of integrated appliances to include oven, hob and extractor, dishwasher, washing machine and fridge freezer, space for dining table and chairs

### First Floor

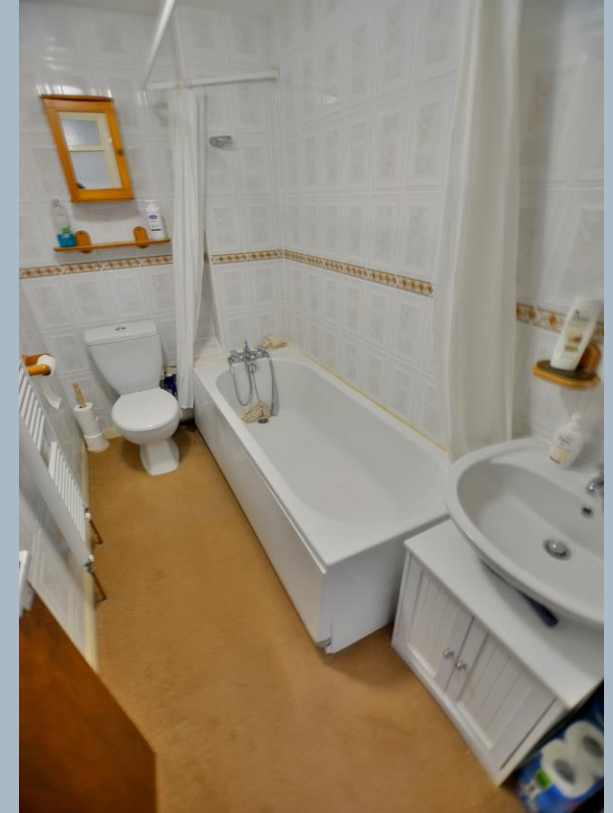
- **Bedroom one** is a good size double bedroom with fitted wardrobes
- **Bedroom two** is a double bedroom with cupboard housing a wall mounted gas fired boiler
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, fully tiled walls
- The **rear garden** measures approximately 35' in length, is fully enclosed and offers a good degree of privacy. The garden has been landscaped for ease of maintenance. Adjoining the rear of the property there is an Indian sandstone paved patio area, steps lead up to a gravelled area, steps continue up through the garden to a rear pedestrian access and a useful timber storage shed
- The property is conveyed with a **single garage** located in a nearby block
- **Further benefits** include double glazing and a gas fired central heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away.

**COUNCIL TAX BAND: C**

**EPC RATING: C**

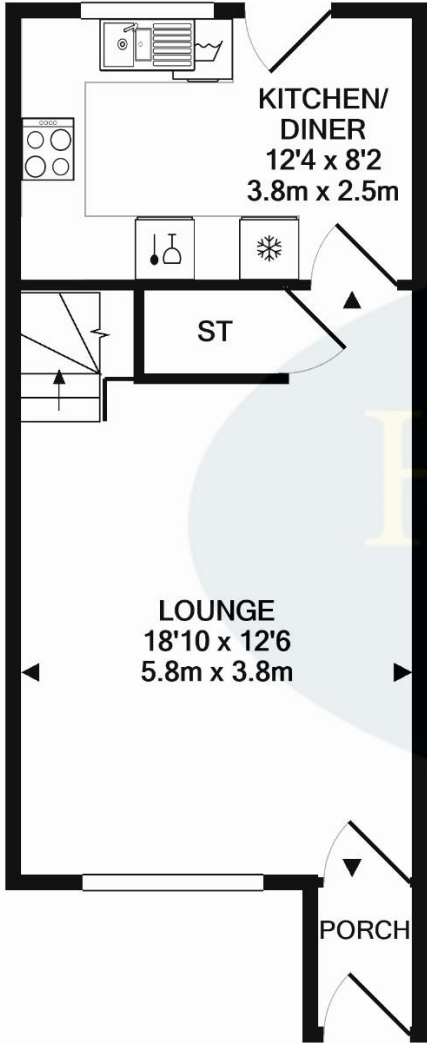
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



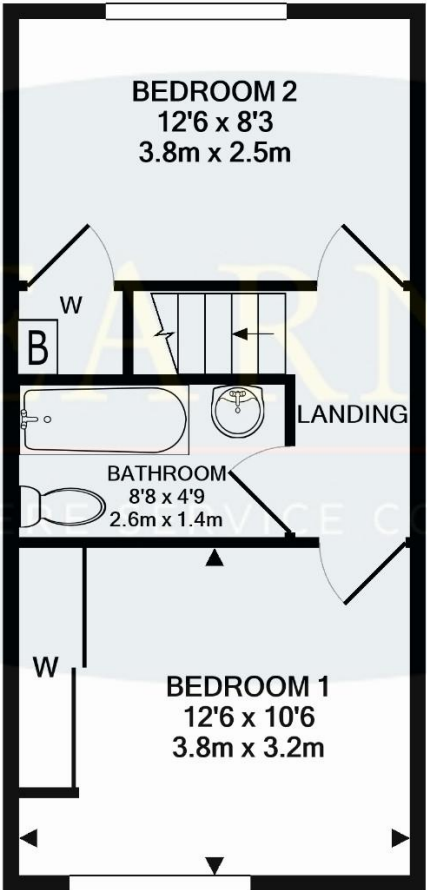
TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.4 SQ.M.)



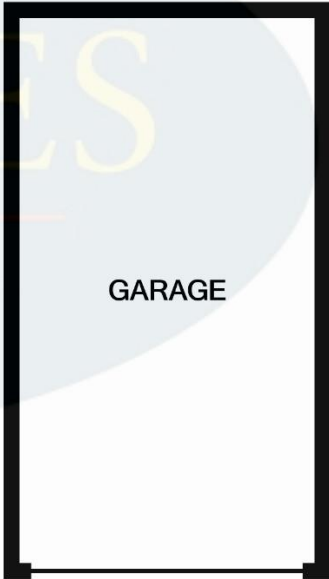
Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141  
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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 353 SQ.FT.  
 (32.8 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 337 SQ.FT.  
 (31.3 SQ.M.)



NOT LOCATED IN EXACT POSITION  
 APPROX. FLOOR  
 AREA 166 SQ.FT.  
 (15.4 SQ.M.)

