



Total area: approx. 82.4 sq. metres (886.7 sq. feet)



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team

**Heatherdown Road, West Moors,
Dorset, BH22 0BX**



**A Two Bedroom Detached Bungalow in a popular
established location close to Forestry and No Onward chain**

- Entrance Porch & Hall
- Lounge/Dining Room
- Kitchen
- Two Double Bedrooms
- Conservatory at the Rear
- Shower Room
- Separate WC
- Single Garage
- Established Gardens
- No Forward Chain

Freehold

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Property Details

The Property - comprises a **Detached Bungalow built we estimate between 50 and 60 years ago** in a popular established location within walking distance of local shops and a bus route and many acres of forestry walks and trails. **The accommodation has the benefit of gas fired warm air central heating (not tested), double glazed windows, UPVC fascias** and comes to the market with the benefit of **no forward chain**. The Town Centre shops and amenities are about a mile away and main road links provide access to other centres including **FERNDOWN, WIMBORNE, BOURNEMOUTH** and **POOLE**.

ACCOMMODATION

Entrance Porch: entered via double doors and with further door to:

Entrance Hall: with built-in storage and warm air heating unit cupboards. Hatchway with ladder to the loft space.

Lounge/Dining Room: 18'6 x 10'11 a light and airy dual aspect room with large easterly aspect window. Fireplace with fitted electric fire, two TV aerial points and three wall lights. Door and window to:

Conservatory: 17'10 x 7'6 with light and power points and single and double doors to the Rear Garden.

Kitchen: 11'1 x 7'10 another dual aspect room with fitted units and work surfaces incorporating sink unit and with storage cupboards and drawers and **'Bosch' washing machine** under. Wall cupboards, **integrated gas hob with cooker hood over** and **electric 'eye level' double oven**. Space for fridge/freezer and glazed door to the Conservatory.

Bedroom No. 1: 12'8 x 11'7

Bedroom No. 2: 10'7 x 9'6

Shower Room: with easy access shower enclosure with fitted electric shower mixer. Washbasin, heated towel rail, bathroom cabinet and built-in airing cupboard.

Separate WC

OUTSIDE

Garage: 17'2 x 8'4 with up and over door and opening to:

Workshop/Store: 8'8 x 8'6 with window and personal door.

Note: the electrical supply to the Garage and Workshop is not at present connected.

Garden: the **Front** is laid mainly to grass together with mature shrubs and a concrete driveway and path. The **Rear Garden** which measures about **53ft in overall width by about 45ft in overall depth** is bounded by a mix of fencing and hedges and is again laid to grass together with mature shrubs and patio areas.

Services: All Main Services Connected.

Council Tax Band: D

Council Tax Payable 2024/2025:

Energy Rating: E (Current 50, Potential 78)

Property Reference: BBR240072



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