



Total area: approx. 51.9 sq. metres (558.6 sq. feet)



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**Coppice Avenue, Ferndown,  
Dorset, BH22 9PN**



**A Bright and Well Presented Semi-Detached Bungalow  
in a cul de sac location with No Onward Chain**

- Entrance Hall
- Lounge/Dining Room
- Kitchen with Appliances
- Two Bedrooms
- Modern Bathroom/WC
- Gas Fired Central Heating
- Cul De Sac Location
- Garage & Parking
- Well Maintained Gardens
- No Onward Chain

**Freehold**

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## Property Details

**The Property** - comprises a **Well Presented and Appointed Semi-Detached Bungalow** in a well established cul de sac location about a mile from the centre of the popular town of Ferndown. **Features of the accommodation include Gas Fired Central Heating by Radiators (modern combination boiler), UPVC Framed Double Glazing, UPVC External Fascias and Soffits, modern wiring and plumbing, integrated Appliances in the Kitchen and included in the sale are the Fitted Carpets and Window Blinds.** The property is also offered for sale with the added benefit of **No Onward Chain**. There are a good range of shops and amenities including schools for all ages in Ferndown and main road links provide access to other centres including **RINGWOOD, BOURNEMOUTH, WIMBORNE and POOLE**.

## ACCOMMODATION

**Entrance Hall:** with hatchway and ladder to the part boarded roof space with light.

**Lounge/Dining Room:** 15'11 x 10'11 with wall mounted TV point, telephone point and feature wall mounted electric fire.

**Kitchen:** 10'11 x 7'7 with part tiling to the walls and fitted with quality units and co-ordinating worktops incorporating sink unit with mixer tap. Beneath the worktops are a range of storage cupboards and drawers together with **integrated Washing Machine** (less than a year old), matching wall cupboards, **integrated Fridge, ceramic Electric Hob with Oven/Grill beneath**, glass splashback and **Cooker Hood** over. Wall mounted gas fired boiler, ceiling downlights and half glazed side entrance door.

**Bedroom No. 1:** 11'11 x 10'11 with TV aerial point.

**Bedroom No. 2:** 7'11 x 7'7 with telephone and TV aerial points.

**Bathroom:** with part tiling to the walls, fitted with modern suite comprising bath with central mixer tap and separate shower mixer and screen over. Washbasin, WC, heated towel rail, ceiling downlights and built-in airing cupboard with heated towel rail.

## OUTSIDE

**Garage:** 17'3 x 8'3 with up and over door, light and power points and storage shelving.

### Outside Water Tap

**Garden:** the **Front** is laid to lawn and flower border and a tarmac driveway with high timber gates at the side of the bungalow which in turn leads to the Garage. The **Rear Garden** which measures about **30ft in depth by a minimum of 26ft in width widening to 35ft** (9.14m x 7.02m to 10.66m) is screened by fencing and laid to lawn together with patio area, shrub borders and further astro turf seating area at the rear of the garage.

**Services:** All Main Services Connected.

**Council Tax Band:** C

**Council Tax Payable 2023/2024:** £2,120.35

**Energy Rating:** C (Current 69, Potential 87)

**Property Reference:** BBR230093



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