



Total area: approx. 64.2 sq. metres (690.7 sq. feet)



Call: 01202 872227

Email: sales@brewerandbrewer.co.uk

173 Station Road, West Moors, Ferndown, Dorset, BH22 0HT

Visit: brewerandbrewer.co.uk



Farm Road, West Moors,
Dorset, BH22 0JL



A Two Bedroom Semi Detached Bungalow for improvement in a sought after cul de sac location

- Entrance Porch & Hall
- Bathroom/WC
- Sitting Room at the Rear
- Warm Air Heating
- Kitchen at the Rear
- Single Garage
- Two Bedrooms
- Gardens
- Conservatory at the Rear
- No Onward Chain

Freehold

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Property Details

The Property - comprises a **Semi Detached Bungalow** in a popular and very convenient location within a short walk of the extensive shops and other amenities in the centre of West Moors. **The accommodation now requires updating but does have the benefit of Gas Fired Warm Air Central Heating (not tested) and UPVC Framed Double Glazing.** There are many acres of open space also within walking distance and West Moors has main road links to other centres including **FERNDOWN, WIMBORNE, BOURNEMOUTH** and **POOLE.**

ACCOMMODATION

Entrance Porch

Entrance Hall: with telephone point, built-in coats cupboard, cupboard housing the warm air central heating boiler and further airing cupboard.

Sitting Room: 15'3 x 10'6 with TV aerial point and patio doors to:-

Conservatory: 12'0 x 8'0 with power points and patio doors to the **westerly aspect rear garden.**

Kitchen: 9'3 x 8'8 fitted with units and tiled worktops incorporating sink unit. Beneath the worktops are storage cupboards and drawers and space and plumbing for washing machine. Tall storage cupboard, **integrated Electric Hob** with 'eye level' **Electric Oven/Grill** adjoining (appliances not tested). Glazed side entrance door.

Bedroom No. 1: 12'5 x 10'5 with bay window and two built-in double door wardrobe.

Bedroom No. 2: 9'5 x 6'11 with two single door wardrobes and bed space with high level storage cupboards over.

Bathroom: with fully tiling to the walls and fitted bath with electric shower over, washbasin, WC. Wall mirror and shaver point.

OUTSIDE

Garage: 17'3 x 8'2 with up and over door, light and power points and window.

Garden: the **Front** is laid to lawn with flower beds and a long pavior driveway leads to the main entrance door in the garage. The **Rear Garden** which measures about **35ft in depth by about 22ft in minimum width widening to 30ft** (10.66m x 6.70m to 9.14m) is screened by fencing enjoys a westerly aspect and is mainly paved.

Services: All Main Services Connected.

Council Tax Band: C

Council Tax Payable 2022/2023: £1,982.31

Energy Rating: E (Current 50, Potential 85)

Property Reference: BBR220189



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