



6 Library Road
, Ferndown, BH22 9JP
Asking price £435,000



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NO ONWARD CHAIN - The St Quintin Property Group are pleased to offer for sale this large 3/4 bedroom detached bungalow that has huge potential.

Located within the heart of Ferndown town centre with an excellent range of shopping and leisure /recreational facilities. The property is also conveniently located approximately 1/2 of a mile away from Ferndown Middle School and approximately 3/4 of a mile from Ferndown Upper School. Ferndown also has a Championship Golf Course located close by.

The dwelling is located a stones throw from the A31 with excellent commuter links to Southampton, London and Bournemouth. Close by are the popular market towns of Ringwood and Wimborne.

The property offers a superb and versatile space that if reconfigured could be offered as a 4/5 bedroom due to the nature of its size. Currently the property has the benefit of an integral garage, a large conservatory/ garden room and huge potential for a large kitchen/breakfast/ day room (utilising current structure).

The real selling attribute to this delightful offering is in the form of a further double garage that in the agent's opinion has a multitude of uses if carefully considered. It may be that suitable clients could operate a small business (subject to relevant approval) due to the location surrounding other commercial entities or indeed having a personal workshop for hobbies such as cars or motorbikes etc.. The size and space this extra building affords also lends itself to an extension of the house or a detached annexe for the purposes of investment or housing elderly relatives (again subject to relevant permissions being sought).

The grounds are expansive and private with an enclosed walled garden. Furthermore, if its a project with excellent scope you're seeking , then look no further.

Must be viewed to appreciate the accommodation on offer.





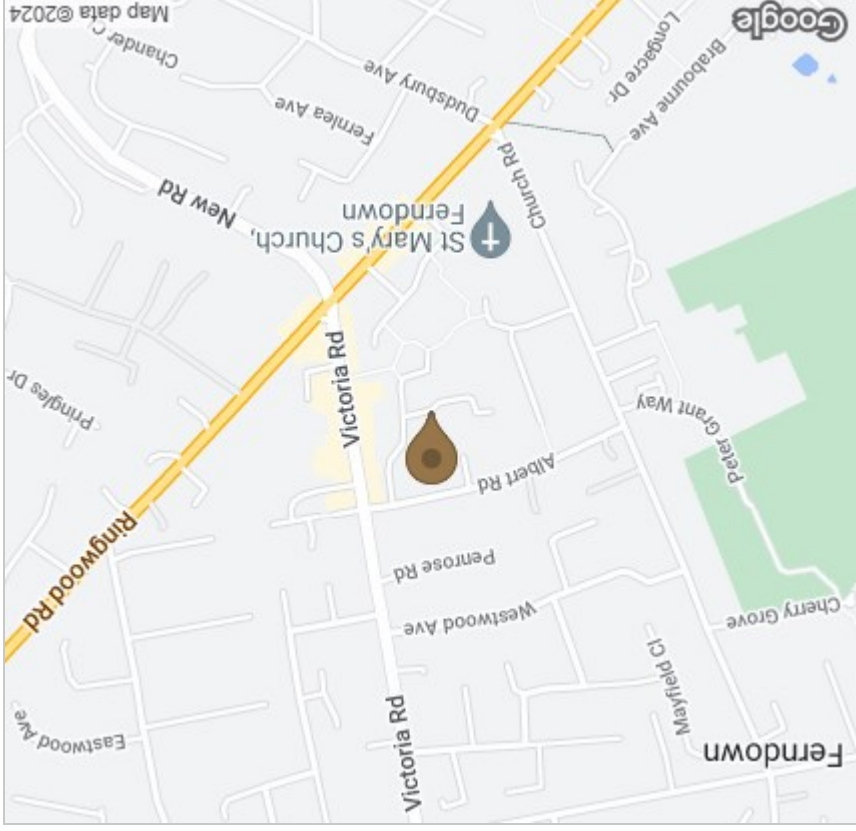
Viewing

Please contact our StQ Property Group Office on 0120287723 if you wish to arrange a viewing appointment for this property or require further information.



Total area: approx. 206.8 sq. metres (2226.4 sq. feet)

What every applicant has been made to ensure the accuracy of the floor plan measurements of doors, windows, rooms and other areas are appropriate and responsible is taken for the Client or Applicant purposes only and should be used as such by the prospective purchaser. The services systems and appliances shown have not been tested and to determine as to their operability or efficiency can be given that provided using the data.



Area Map

Energy Efficiency Rating	
Potential	81
Current	48
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.