



128 Coppice Avenue  
Ferndown, BH22 9PL

Asking price £349,950





# 128 Coppice Avenue

, Ferndown, BH22 9PL

St Quintin are proud to offer this well presented two bedroom semi-detached bungalow with garage and gardens situated in the heart of Ferndown in a popular cul-de-sac setting within easy proximity to shops, school and other amenities.

The main entrance leads into the hallway with doors to all accommodation. The living area is L shaped and open plan into the modern re-fitted kitchen with integrated oven & hob with extractor over and built in fridge. Sliding glazed doors provide access to the garden from the living area with a further door from the kitchen. Both the master bedroom and the second bedroom have windows to front aspect and are served by the shower room which has been re-fitted to a high standard. The loft accessed via loft ladder has a velux window and is used as a hobbies/occasional room

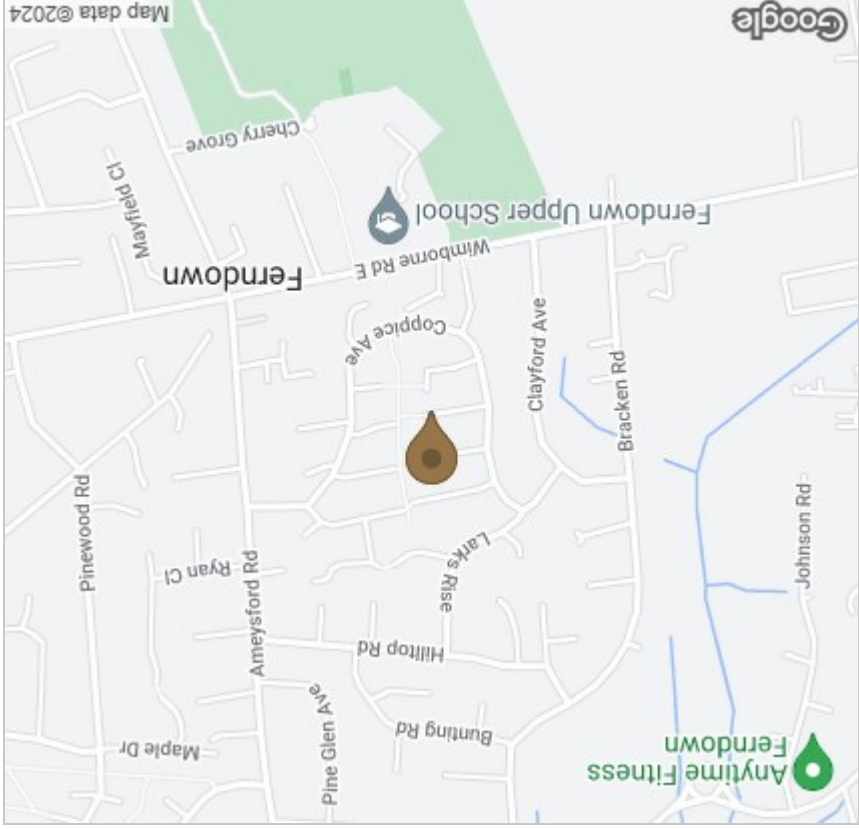
The delightful south facing enclosed rear garden has a paved terrace adjacent to the property with a further lawned area with access to the detached garage with light and power. Ample off road parking and gated storage/further parking.







## Area Map



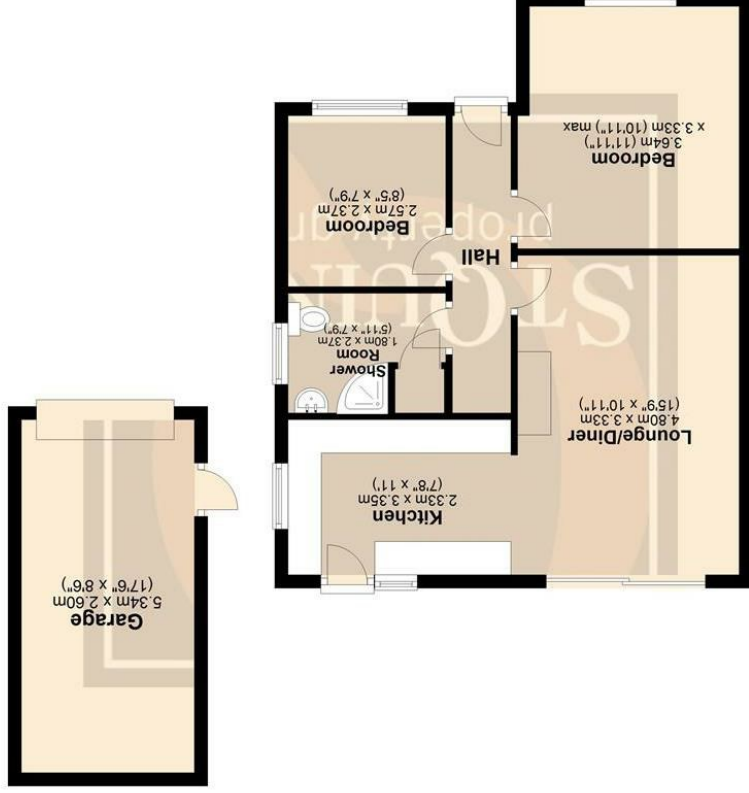
Energy Efficiency Rating	
Potential	Current
85	64
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Very energy efficient - lower running costs Not energy efficient - higher running costs	
A (92 plus)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)

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.

## Viewing

### Ground Floor

Approx. 65.8 sq. metres (708.5 sq. feet)



Total area: approx. 65.8 sq. metres (708.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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