



80 Bracken Road  
, Ferndown, BH22 9PF

**Guide price £350,000**





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**, Ferndown, BH22 9PF**

GUIDE PRICE £350,000 - £400,000 - OPEN DAY - 9th JANUARY 3.30 PM - 5.00 PM - A THREE BEDROOM BUNGALOW REQUIRING SOME MODERNISATION - SET IN A STUNNING CUL DE SAC -

- please call to book your appointment

Refurbishment Project - 3-Bedroom Detached Bungalow with Private Garden and Two Garages

- Entrance Hall
- Lounge
- Kitchen/Diner
- 3 Good Size Bedrooms
- Bathroom & Separate WC
- Gas Central Heating
- UPVC Double-Glazing
- Driveway providing Off Road Parking
- 2 x Garages Plus Workshop/Office
- Private Rear Garden
- No Chain!

Spacious 3-bedroom detached bungalow in established cul-de-sac location near to local amenities. The property is now in need of some modernisation and up-dating. The garden is of a reasonable size and enjoys an excellent degree of privacy. Excellent off-road parking, 2 single garages plus workshop/office.

Accommodation and approximate room sizes:

Entrance Hall: Double airing cupboard. Cloaks cupboard.  
Kitchen/Diner: approx 16'7" x 10'1" max. Range of floor and wall cupboards. Cooker point. Space for tall fridge/freezer. Plumbing for washing machine. Modern Worcester gas boiler (untested). Door to side path.  
Lounge: approx 14'4" x 11'4" max overall. Feature fireplace.  
Bedroom 1: approx 11'3" x 10'9".  
Bedroom 2: approx 10'9" x 10'1". Built in double wardrobe.  
Bedroom 3: approx 9'6" x 8'0".  
Bathroom: Panelled bath with mixer tap and shower attachment. Pedestal wash basin. Low level WC.  
Chrome towel rail.  
Separate WC: Low level WC. Hand wash basin  
Gas Central Heating (system untested)  
PVCu Double-Glazing  
Driveway providing off-road parking.  
Garage 1: Up & over door at both ends.  
Garage 2: Up and over door. Adjoining Workshop/Office  
Delightful private rear garden laid to lawn. Mature hedging. In all affording a good degree of privacy.  
Council Tax Band 'D'

Viewings are considered essential to fully appreciate this property in its entirety.







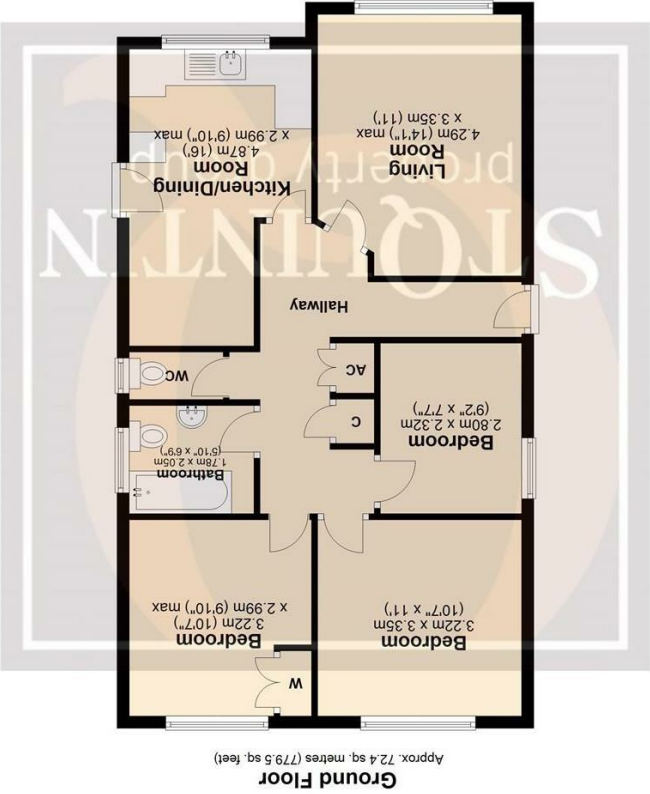
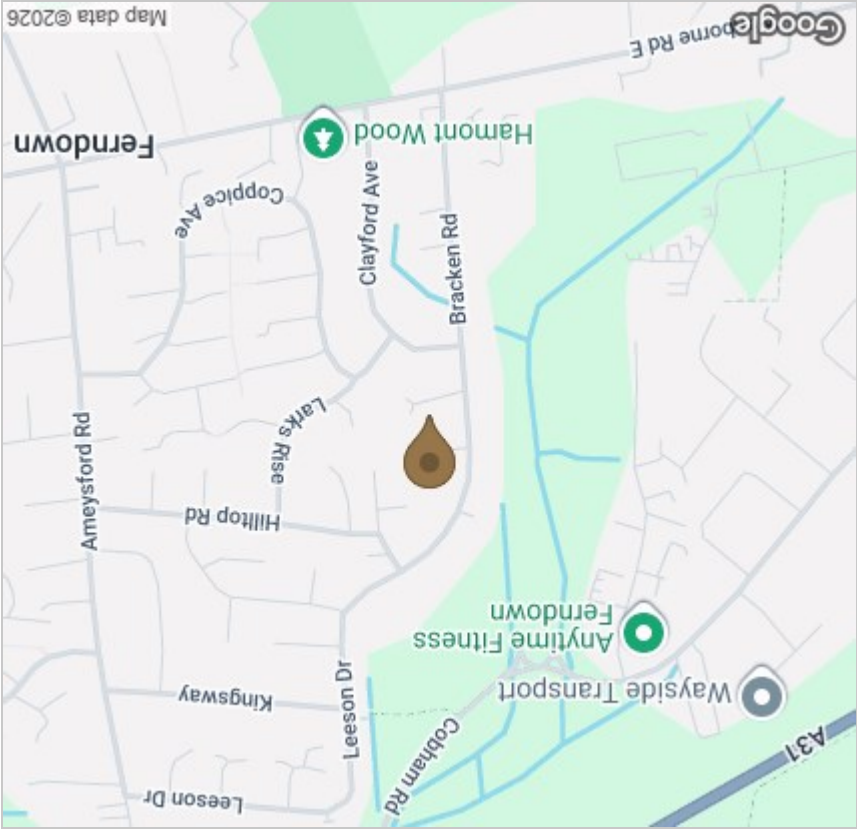
Disclaimer: Please note that fees are payable at the rate of 1.5% plus VAT by the buyer to purchase this property due to the St Quintin Property Group not taking a fee from the seller. This needs to be considered prior to making an offer.

IF YOU ARE CONSIDERING SELLING ANY COMMERCIAL VENTURES/ PLOTS OF LAND (WOODLAND/ FARM LAND/ EQUESTRIAN/ LAKES ETC) THEN IT IS WORTH NOTING THAT WE DO NOT CHARGE VENDORS/LANDOWNERS FOR THE SALE OR MARKETING.



While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other details are approximate and the responsibility is taken by owner, Developer and measurement. This plan is for illustrative purposes only, and should be used as such for any prospective buyer.

Area Map



Total area: approx. 72.4 sq. metres (779.5 sq. feet)

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Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
EU Directive 2002/91/EC	Potential	Current
	77	67
England & Wales		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		