



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)

UPVC Double-Glazing

Driveway providing off-road parking.

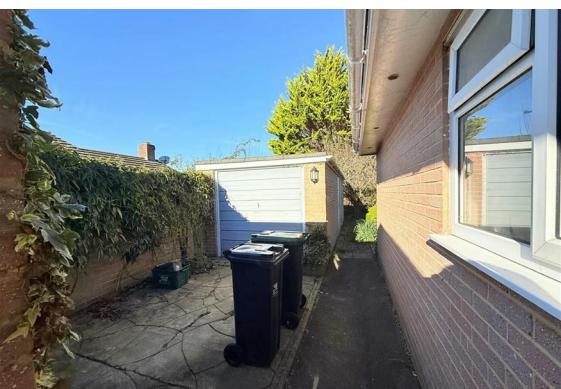
Garage 1: Up & over door at both ends.

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'

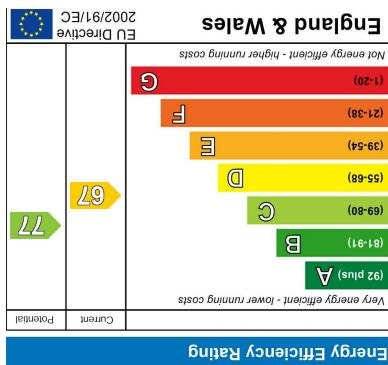
Viewings are considered essential to fully appreciate this property in its entirety.



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.

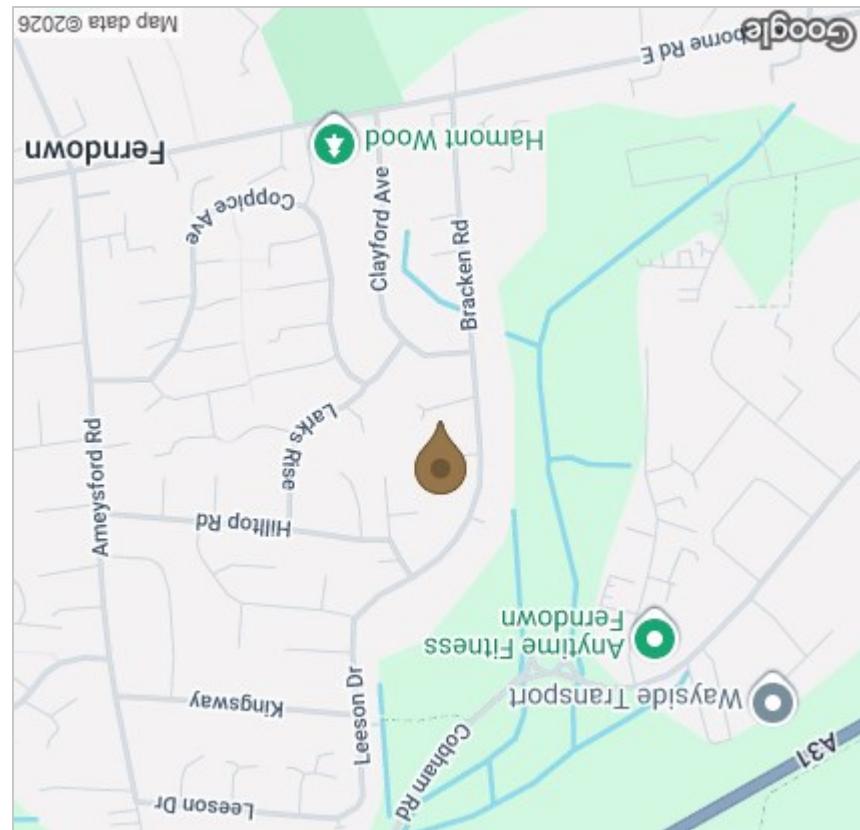
IF YOU ARE CONSIDERING SELLING ANY COMMERCIAL VENTURES/ PLOTS OF LAND (WOODLAND/ FARM LAND/ EQUESTRIAN/ LAKES ETC) THEN IT IS WORTH NOTING THAT WE DO NOT CHARGE VENDORS/LANDOWNERS FOR THE SALE OR MARKETING.

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.



Please contact our STC Property Group Office on 0120287123
if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



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 errors. Measurements shown here not been tested and no guarantee is given that the dimensions of any doors, windows, rooms and any other items are accurate. The services systems and appliances shown here not been tested and no guarantee is given that they operate or function as expected. The services systems and appliances shown here not been tested and no guarantee is given that they operate or function as expected. The services systems and appliances shown here not been tested and no guarantee is given that they operate or function as expected.