



24 Curlew Close, Ferndown, BH22 9TN



A spacious and well presented 2 double bedroom house with a garage situated in a quiet cul-de-sac.

- Spacious sitting/dining room
- Kitchen
- 2 double bedrooms
- Modern, newly fitted shower room
- Garden
- Single garage
- Gas central heating
- Double glazed
- Quiet cul-de-sac with open green space
- Less than 1.5 miles to Ferndown centre
- Viewing recommended

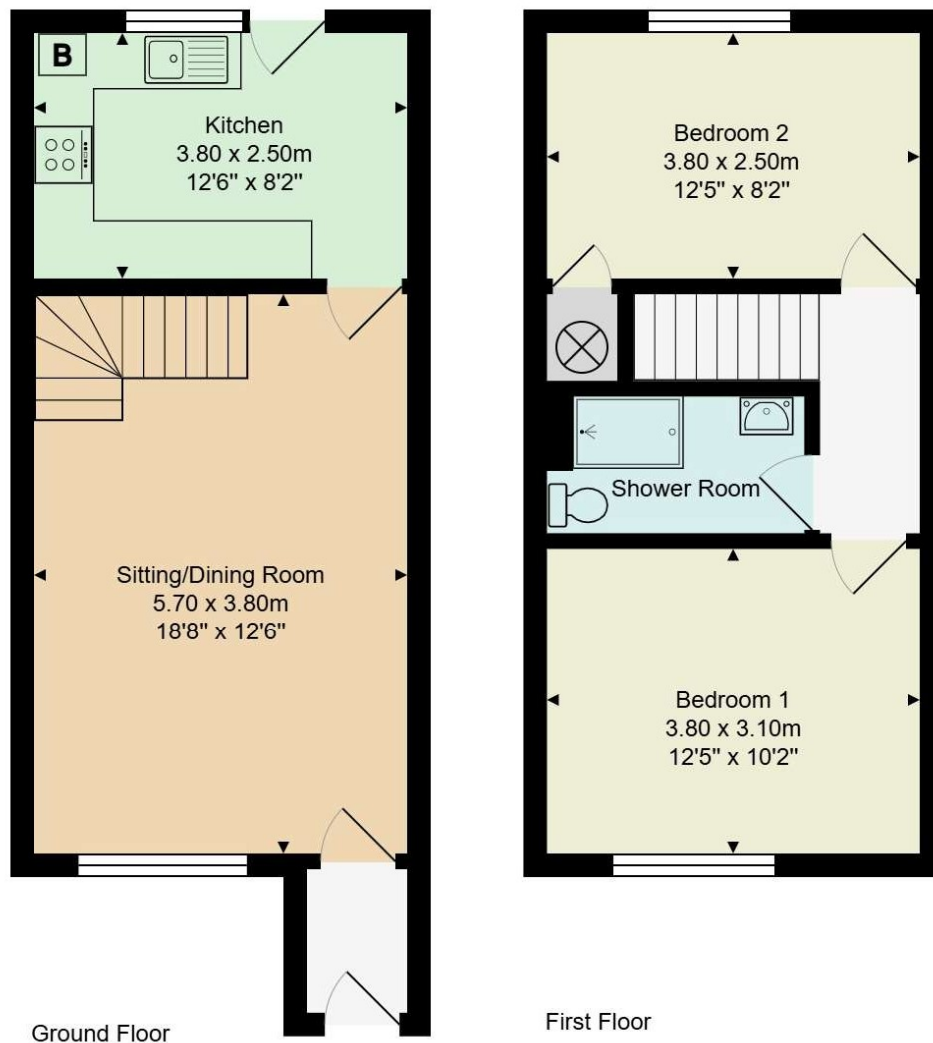
ASKING PRICE:

£294,000 (Freehold)

EPC RATING:

Band - C





All measurements are approximate and for display purposes only.

LOCATION

The property is tucked away at the end of a quiet cul-de-sac where there is also open green recreation space. It is situated within sought after school catchment and is less than 1.5 miles to Ferndown town centre where there are a good range of shops and amenities. The nearby A31 provides good travel links to Poole, Bournemouth and beyond.

THE PROPERTY

The property is a well maintained and presented terrace house. The accommodation briefly comprises;

An entrance porch leads into the sitting/dining room where stairs rise to the first floor.

The kitchen offers a range of base and eye level units with marble effect working surfaces and tiled splash backs. There is a fitted eye level electric oven and induction hob. There is space and plumbing for a washing machine and fridge/freezer. A rear door provides access to the garden.

Upstairs on the landing is access to the loft space via a hatch with a drop down ladder. There are two double bedrooms. Bedroom 2 has a fitted airing cupboard housing the hot water cylinder.

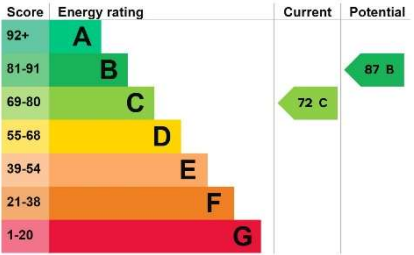
The recently updated shower room has a modern, contemporary suite with a wash hand basin, wc, large walk-in shower and heated towel rail.

Outside, to the front is a garden laid mainly to lawn with planted borders. The rear garden is landscaped with a patio terrace along the rear of the house, a lawn and steps lead up to a hard standing area.

A rear gate leads to the garage block where there is a single garage.

ADDITIONAL INFORMATION

Council tax – C





Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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