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TAMAR CLOSE
FERNDOWN, BH22 8XF



GUIDE PRICE £295,000

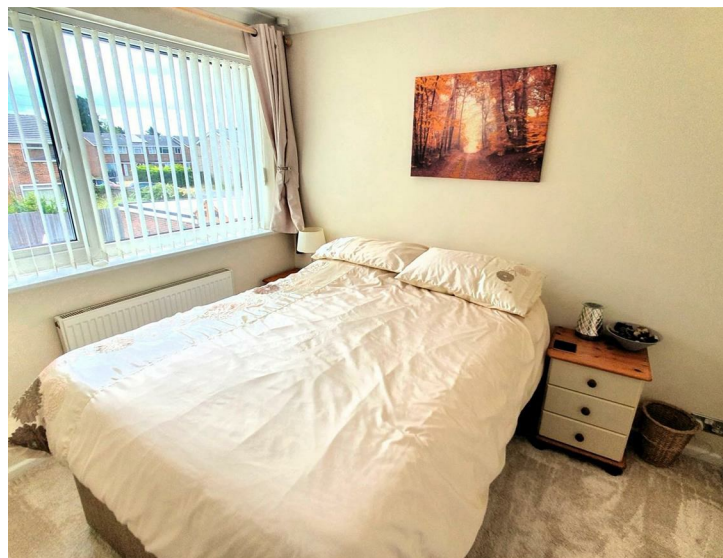
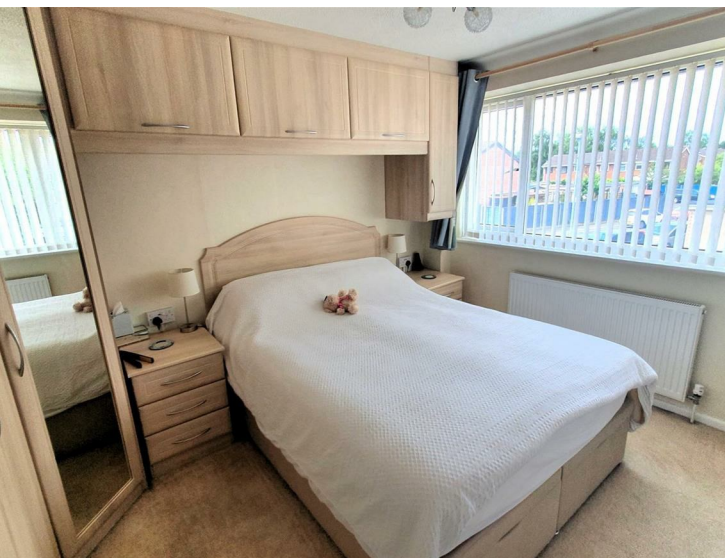
MUST BE VIEWED! This delightful **THREE BEDROOM HOME** is situated in a popular location close to open **PROTECTED HEATHLAND** on the edge of Ferndown, within easy access of **FERNDOWN TOWN CENTRE** and the **NEARBY NATURE RESERVES** and its many **WOODLAND WALKS**, **HIGHLY COMMENDED SCHOOLS** and easy access routes to both Bournemouth and neighbouring market towns of Ringwood and Wimborne. Ferndown town centre has an excellent range of shopping, leisure & recreational facilities including the M&S Food Hall, leisure & fitness centre and theatre/social centre. For the keen golfer, one of Dorset's **PREMIER GOLF CLUBS** is less than a mile away.

The kitchen breakfast room is sure to impress, featuring a central island and integral appliances for modern convenience. The kitchen leads out to a substantial quality conservatory overlooking the garden, perfect for enjoying a morning coffee.

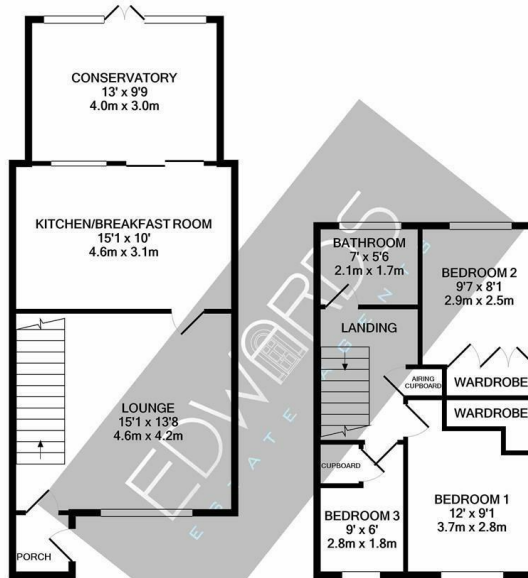
From the cosy living room stairs rise to the first floor and bedroom accommodation. All three bedrooms have fitted wardrobes or cupboards, providing ample storage space. The luxury fitted shower room adds a touch of elegance to the home.

Well maintained, the garden has a timber storage shed and garage located in a block immediately behind providing convenient parking for one vehicle. With the added benefits of gas radiator heating and double glazing, this home offers both comfort and energy efficiency.

Energy Performance Rating C
Council Tax Band B



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GROUND FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.
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Ferndown Office

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