



GREENSOME DRIVE  
FERNDOWN, BH22 8BE







# GUIDE PRICE £385,000

This well-maintained detached bungalow sits on a lovely plot in a well regarded cul de sac within easy access of Ferndown Town Centre, excellent transport links, supermarkets and local amenities, and benefits from TWO DOUBLE BEDROOMS, BOTH OF WHICH ARE ENSUITE, lovely frontage, driveway, garage and private secluded rear garden. The property is offered with NO FORWARD CHAIN.

The property is accessed via a small porch at the front, which in turn opens into a small hall, with a WC to your right. Once inside, you are greeted into a large open plan living room, with plenty of space to relax, entertain and dine. A conservatory was added by previous owners and the roof replaced by the current owner in 2018. The conservatory overlooks the rear garden.

The kitchen is positioned at the front of the property, with access via the lounge. There is also side access straight into the kitchen, from the driveway. The kitchen includes a double oven, electric hob, fridge freezer, and space for a washing machine.

The property benefits from two large double bedrooms, both of which are ensuite and include fitted wardrobes.

## Additional Information

Energy Performance Rating: D

Council Tax Band: E

Tenure: Freehold

Accessibility / Adaptations: Lateral living

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & garage

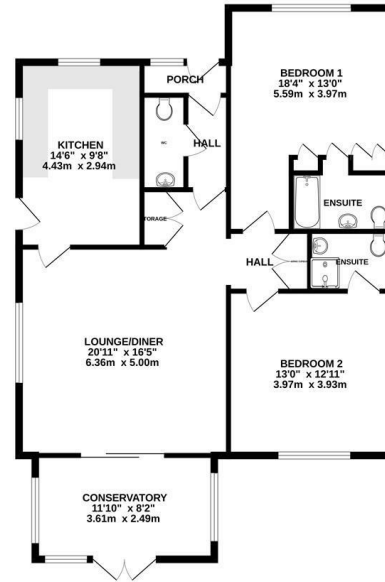
Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website



GROUND FLOOR  
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.  
Made with Metreplan 12/05

## Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardestates.com](http://www.edwardestates.com)  
01202 855595

EDWARDS  
E S T A T E A G E N T S

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.