



Connells

Worley Way Lone Pine Park
Ferndown



Property Description

Connells of Ferndown are delighted to have been entrusted with instructions to market this delightful Park Home in sought after Lone Pine Park close to Ferndown Golf Course. Briefly the accommodation comprises: Sitting / Dining Room with Southerly aspect, fitted kitchen, two bedrooms, shower room and South facing deck and garden. There is also a concrete shed and off road parking.

Agents notes: 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved'.

Entrance

Obscure double glazed door leads to the porch/utility.

Porch / Utility

Double glazed window to side aspect. Space and plumbing for washing machine. Doorway to kitchen:

Kitchen

Double glazed window to side aspect. Coving to ceiling. Kitchen is fitted with a matching range of wall and base cabinets providing cupboard and drawer space. Space and plumbing for a gas cooker. Inset stainless steel sink unit with mixer tap. Further appliance space. Doorway leads to sitting / dining room.

Sitting / Dining Room

A triple aspect room with double glazed secure door to side aspect and a double glazed door and bay window to the rear aspect. Double glazed window to other side aspect. Coving to ceiling. Two radiators. Laminate flooring. Telephone and TV point. Door leads to inner hall.

Bedroom 1

Double glazed window to front aspect. Coving to ceiling. Radiator. Fitted wardrobe cupboard providing shelf and hanging space. Laminate flooring.

Bedroom 2

Double glazed window to the front aspect. Coving to ceiling. Radiator. Laminate flooring. Built-in airing cupboard housing a recently fitted Worcester combination boiler providing central heating and hot water.

Shower Room

Obscure double glazed window to side aspect. Shower room is fitted with a three piece white suite comprising: corner shower enclosure with sliding curved glass doors and a wall mounted thermostatic shower. In vanity wash hand basin with a single lever mixer tap with storage under. Close coupled WC. Ceramic tiled walls. Vinyl flooring.

Outside

A particular feature of this Park Home is the plot in which it sits. To the front there is brick block driveway providing space for at least two vehicles. Access to the park home is via either side gardens with mature hedging. The rear garden can be accessed either from the side or from the sitting room and comprises a large timber deck with timber balustrades and steps leading down to the remainder of the garden. Concrete shed measuring 11'6" X 9'6" with power and light. The deck and garden has a sunny Southerly aspect.







Ground Floor



To view this property please contact Connells on

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37 Victoria Road
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EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/FDN305354

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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