



**Connells**

Bond Avenue  
West Moors Ferndown



### Property Description

A two double bedroom terraced home situated in the popular West Moors, Ferndown, just 0.6 miles from the centre of the village.

The ground floor comprises of a spacious kitchen leading to the garden and living room. With the first floor comprising of two double bedrooms and a family bathroom. This home benefits from an enclosed rear garden and two allocated parking spaces.

This property is an ideal opportunity for a first time buyer or investment purchaser offering a yield of 6.82%.

#### Lounge

16' 4" x 10' 7" ( 4.98m x 3.23m )

Carpeted with front and rear aspect double glazed window, TV and telephone point and radiator.

#### Kitchen

13' 2" x 12' 9" MAX ( 4.01m x 3.89m MAX )

Tiled flooring with rear aspect double glazed window and door and part tiled walls, sink with drainer and mixer tap, free standing cooker, space for white goods and wall mounted boiler.

### **Bedroom 1**

16' 5" x 10' 9" ( 5.00m x 3.28m )

Carpeted with front and rear aspect window and built in wardrobe cupboard. Radiator.

### **Bedroom 2**

10' 3" x 9' 7" ( 3.12m x 2.92m )

Carpeted with front aspect window and two built in wardrobe cupboard, radiator.

### **Bathroom**

Tiled flooring with rear aspect double glazed window, low level WC, hand wash basin, panel bath and radiator.

### **Rear Garden**

Fully enclosed rear garden, mainly laid to lawn with part patio and pathway,









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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