





Property Description

Connells are delighted to present this spacious end of terrace house located in central Ferndown.

Offering a fantastic opportunity for the new owners to put their stamp on their new home. The ground floor comprising of a spacious living and dining room, a kitchen at the rear, a ground floor cloakroom and integral access to the garage. The first floor benefits from three double bedrooms and a spacious family bathroom. An ideal opportunity for a family home close to local amenities, popular schools for all ages and transport links.

Entrance Hall

Carpeted with radiator, internal door to garage, doors to all downstairs rooms and stairs.

Wc

Low level WC, side aspect double glazed frosted window, hand wash basin with tiled splashback, vanity wall mounted cupboard and radiator.

Kitchen

9' 8" x 8' 8" (2.95m x 2.64m)

Tiled effect flooring and fully tiled walls with rear aspect double glazed window and door to rear garden, range of wall and base units, sink with drainer and mixer tap, space for cooker, washing machine and fridge/freezer, wall mounted glow worm boiler and kitchen hatch to dining room.

Lounge

19' 8" x 12' (5.99m x 3.66m)

Carpeted with front aspect double glazed window and rear aspect double glazed sliding doors to rear garden, hatch to kitchen, TV point and radiator.

Landing

Carpeted with loft hatch.

Bedroom 1

4' x 3' (1.22m x 0.91m)

Carpeted with rear aspect double glazed window and radiator.

Bedroom 2

3' 4" x 3' (1.02m x 0.91m)

Carpeted with rear aspect double glazed window and radiator.

Bedroom 3

3' 4" x 2' 7" (1.02m x 0.79m)

Carpeted with front aspect double glazed window, fitted eave wardrobe and radiator.

Bathroom

Low level wc, hand wash basin with mirrored vanity unit over, panel bath with shower over and part tiled walls with front aspect double glazed frosted windows.

Front Garden

hardstanding parking for multiple vehicles and flowered borders with gated side access to rear garden and storage cupboard.

Rear Garden

Enclosed rear garden, part patio and part laid to lawn with a range of mature bushes, trees and flowers and gated side access to the front of the property.

Garage

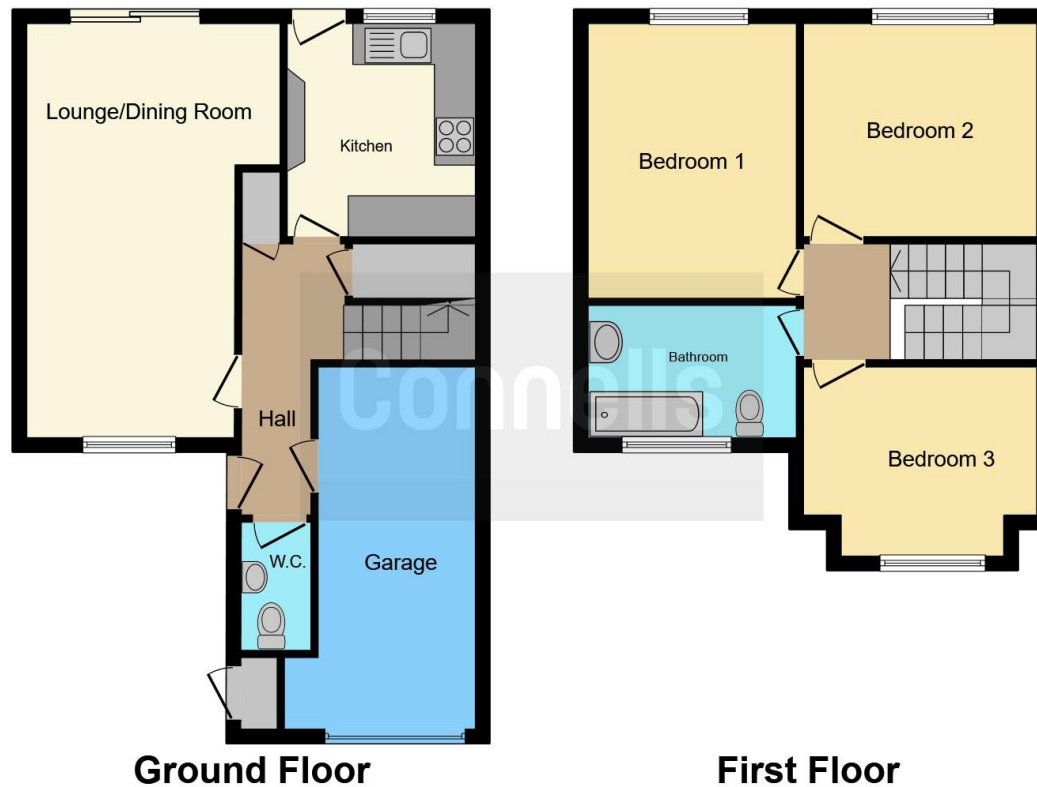
5' 3" x 2' 3" (1.60m x 0.69m)

Single garage with up and over door and internal door to property, power and lighting.









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

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37 Victoria Road
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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