



Connells

Clayford Avenue
Ferndown



Property Description

A detached bungalow situated in a quiet sought after location just minutes away from Ferndown town centre, comprising of open plan living/dining area, separate lounge, three bedrooms, two bathrooms, off street parking for multiple vehicles and a wrap around garden on a spacious corner plot.

Entrance Hall

Wooden flooring with doors to all rooms.

Bathroom

Wooden flooring with side aspect obscured double glazed window, low level WC, hand wash basin with taps, panel bath with mixer tap and radiator.

Kitchen/dining Room

18' 9" x 12' 10" (5.71m x 3.91m)

Wooden flooring with front aspect double glazed window front and rear aspect window, range of wall and base units with centre island/breakfast bar with storage, stainless steel sink with drainer and mixer tap, space for cooker with extractor fan and hood over, space for dishwasher and fridge freezer, space for dining room table and radiator.

Lounge

18' 9" x 11' 5" (5.71m x 3.48m)

Wooden flooring with double glazed front and rear aspect french doors to front and rear garden, feature fireplace with mantle, TV and telephone point and radiator.



Bedroom 1

12' 8" x 9' 10" (3.86m x 3.00m)

Carpeted with double glazed side aspect window, radiator, 2 built in wardrobes and door to en suite.

En Suite

Wooden flooring with double glazed rear aspect obscured window, low level WC, hand wash basin with taps, walk in shower with glass screen and radiator.

Bedroom 2

10' 11" x 10' 4" (3.33m x 3.15m)

Carpeted with double glazed front aspect window with 2 built in wardrobes and radiator.

Bedroom 3

12' 8" x 9' 10" (3.86m x 3.00m)

Wooden flooring with rear aspect double glazed window and side aspect door to garden with built in wardrobe and radiator.

Front Garden

Fully enclosed front garden with gated entrance, mainly laid to lawn with mature trees, hard standing parking for multiple vehicles and side gated access to rear garden.

Rear Garden

Fully enclosed rear garden part patio and part laid to lawn with mature bushes and trees and gated side access to front.









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

To view this property please contact Connells on

T 01202 861 677
E ferndown@connells.co.uk

37 Victoria Road
FERNDOWN BH22 9HT

EPC Rating: C

view this property online connells.co.uk/Property/FDN305782

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FDN305782 - 0002