



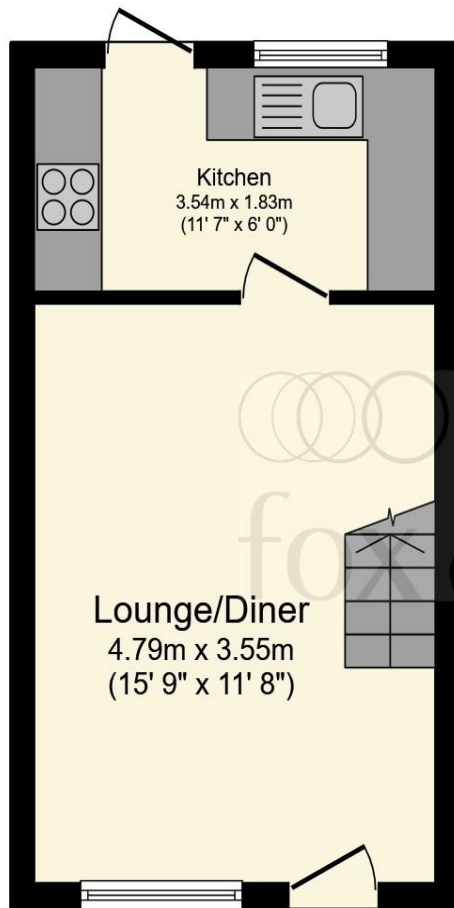
Ferndown, CRAWLEY RH10 3SB

welcome to

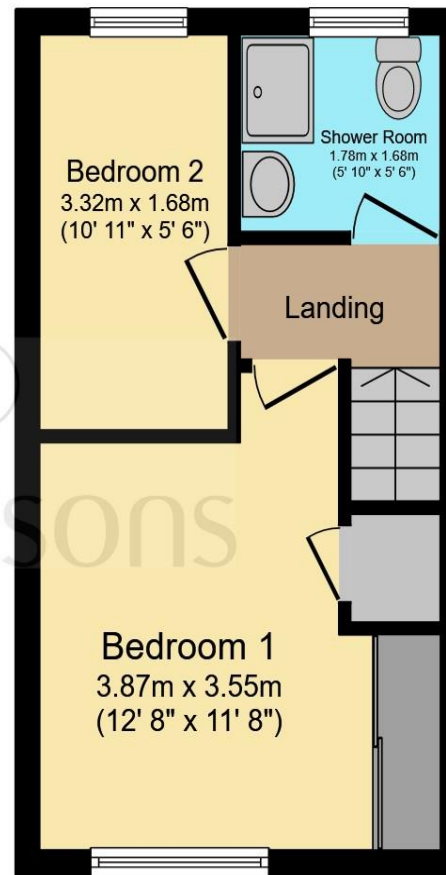
Ferndown, CRAWLEY

Located in the sought-after area of Pound Hill, this well-presented two-bedroom mid-terrace property offers an ideal home for first-time buyers, small families, or investors. The property has an allocated parking space outside the property.





Ground Floor



First Floor

Total floor area 48.0 m² (517 sq.ft.) approx

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

welcome to

Ferndown, CRAWLEY

- NO CHAIN PROPERTY
- Two Bedroom Mid-Terrace Family Home
- Spacious Lounge/Diner and Kitchen
- Front & Rear Garden
- Allocated Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA111681



Property Ref:
CRA111681 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Property Description

Upon entering, you are welcomed into a spacious lounge/diner, featuring ample room for sofas and freestanding furniture, with stairs leading to the first floor. The lounge flows seamlessly into the kitchen, which is fitted with a range of wall and base units, work surfaces, and space for essential appliances including a washing machine, fridge freezer, and oven. A rear door provides direct access to the garden.

Upstairs, the property boasts one generous double bedroom with fitted wardrobes and a further single bedroom, perfect for a child's room or home office. The family shower room comprises a WC, wash basin, and shower.

Externally, the home benefits from front and rear gardens. The rear garden features a convenient ramp from the property, a patio area, and mature shrub borders, creating a private outdoor space for relaxation or entertaining.

This property is ideally situated close to local amenities, schools, and excellent transport links, making it a fantastic opportunity in a popular location.


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