



Christchurch Road, West Parley Ferndown BH22 8SH

fox & sons

welcome to

Christchurch Road, West Parley Ferndown

Offered for sale with no forward chain this spacious detached chalet bungalow is set in the highly sought-after area of West Parley, conveniently positioned close to local shops and amenities.

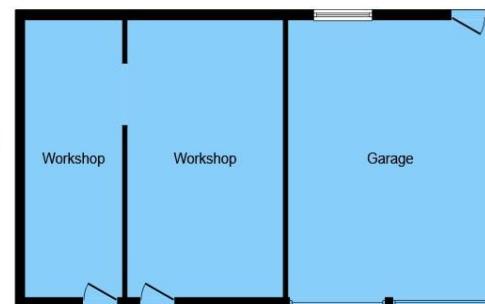




Ground Floor



First Floor



Outbuilding

Entrance Hall

Lounge

17' 5" x 11' 3" (5.31m x 3.43m)

Kitchen

16' 1" x 13' (4.90m x 3.96m)

Dining Room

18' x 11' 3" (5.49m x 3.43m)

Utility Room

7' 5" x 6' 9" (2.26m x 2.06m)

Bedroom 1

16' 6" x 14' 10" (5.03m x 4.52m)

Bedroom 2

16' 7" x 13' 3" (5.05m x 4.04m)

Bedroom 3

12' x 11' 11" (3.66m x 3.63m)

Bedroom 4

13' 9" x 8' 6" (4.19m x 2.59m)

Bedroom 5

10' 11" x 9' (3.33m x 2.74m)

Workshop 1

19' 4" x 4' 11" (5.89m x 1.50m)

Workshop 2

19' 4" x 7' (5.89m x 2.13m)

Garage

19' 4" x 15' 3" (5.89m x 4.65m)

Agent Note

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies".

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

Christchurch Road, West Parley Ferndown

- No forward chain
- Substantial Detached Chalet Bungalow
- Beautifully landscaped private rear garden
- Sizable driveway, garage and workshop
- Desirable location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

guide price

£700,000



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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.



Property Ref:
WTN110577 - 0004



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