

## 2-Bedroom Semi-Detached Bungalow close to Village Centre

Tenure: Freehold

Approx 56 sq meters (602 sq ft)

10 Farm Road,  
West Moors, Ferndown. BH22 0JL

**Price £325,000**

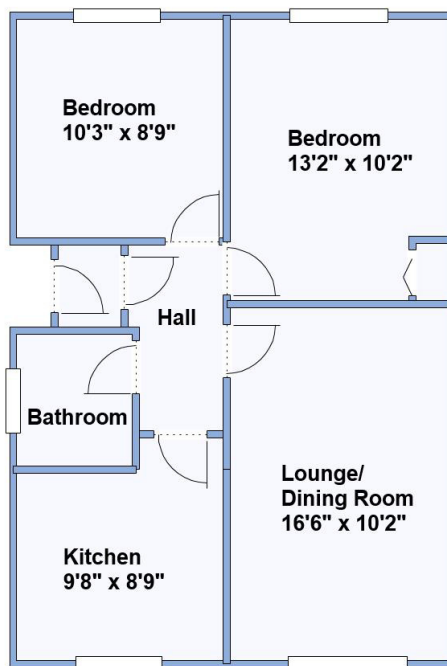
- Porch & Hall
- Lounge/Dining Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Bathroom
- Private Garden
- Gas Central Heating
- PVCu Double-Glazing
- Driveway & Garage
- Close to Local Amenities
- Near to Wooded Walks & Golf Course
- Some Improvement Required

Semi-Detached Bungalow in an ideal location being just a moments walk from the comprehensive village centre of West Moors, with shops, café's, general services & regular bus routes. The property is a short distance from protected nature walks and Ferndown Forest Golf Course. Nearby road connections provide easy access to the seaside resorts of Bournemouth & Poole together with the New Forest National Park.

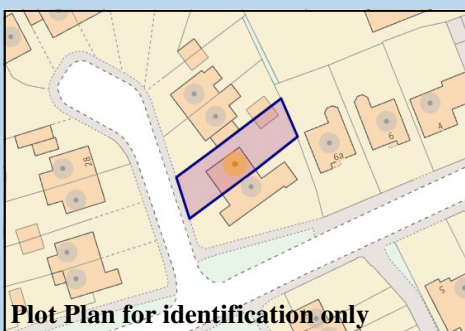
This is the first time this property has been on the market since it was built and offers is scope to improve/modernise & extend.

Accommodation and approximate room sizes:

- Enclosed Entrance Porch
- Hall: Hatch to insulated roof space with ladder fitted.
- Lounge/Dining Room: Feature fireplace. New PVCu double-glazed window overlooking front aspect.
- Kitchen/Breakfast Room: Range of floor and wall cupboards. Cooker point. Plumbing for washing machine. Space for fridge/freezer. Gas boiler to serve central heating & hot water. New PVCu double-glazed window overlooking front garden.
- Landing: Hatch to insulated roof space. Night storage heater.
- Bedroom 1: Airing cupboard. PVCu double-glazed window to rear aspect.
- Bedroom 2: PVCu double-glazed window to rear aspect.
- Bathroom: Panelled bath with electric shower over. Pedestal wash basin & WC. PVCu double glazed window.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Rear Garden: Mainly laid to lawn with paved patio area.
- Front Garden: Laid to lawn with long driveway leading to:
- Garage: Up & over door.
- Council Tax Band 'C'
- Energy Rating 'tbc'



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

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