

Character 3-Bedroom Cottage in mature road with Large Garden

Tenure: Freehold

Approx 91 sq meters (985 sq ft)

**8 Ashurst Road,
West Moors, Ferndown, Dorset. BH22 0LS**

Price £400,000

- Entrance Hall
- Kitchen/Diner
- Lounge
- 3 Good Bedrooms
- Superb Bathroom & Cloakroom
- Gas Central Heating
- PVCu Double-Glazing
- Garage & Ample 'Off-Road' Parking
- Delightful Rear Garden
- Short Distance to Village shops & services
- Close to Castlemain Trailway
- Viewing recommended!

Semi-Detached Character Cottage occupying a good-sized plot in a mature non-estate road, close to West Moors Village Centre and just a short walk from the Castlemain Trailway & recreation fields. The property is well presented by the current owners and features include a 21' kitchen/diner & superb bathroom. Outside, the cottage benefits from a wide driveway providing ample 'off-road' parking, a garage & large rear garden of approximately 95' in depth.

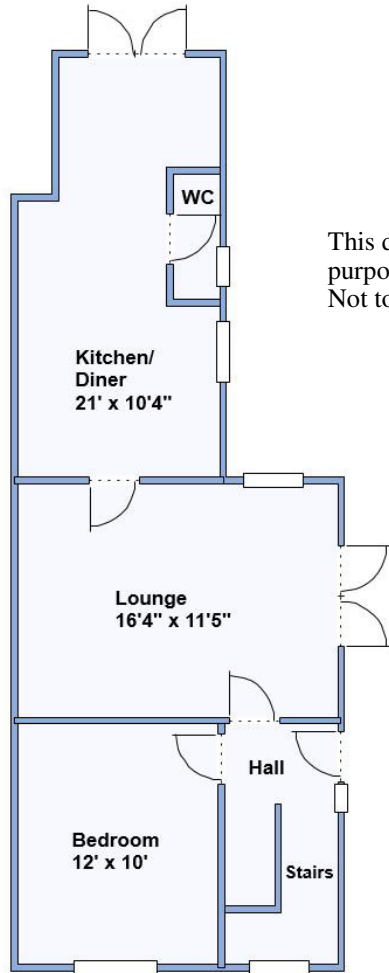
Accommodation and approximate room sizes:

- **Entrance Hall:** Under-stairs storage cupboard.
- **Lounge:** Feature fireplace with wood burning stove. Original woodblock flooring. Double doors to side elevation.
- **Kitchen/Diner:** Good range of oak fronted floor and wall cupboards. Cooker space with splashback & stainless steel cooker hood over. Stainless steel sink unit. Space for tall fridge/freezer, dishwasher & washing machine. Laminate flooring. Ample space for dining suite. Double doors to garden.
- **Cloakroom:** Wash basin & WC.
- **Bedroom 3:** Victorian style cast iron feature fireplace. Window to front aspect.
- **Landing:** Hatch to insulated roof space. Large 'walk-in' store with wall mounted gas boiler.
- **Bedroom 1:** Built-in wardrobe. Window to front aspect.
- **Bedroom 2:** Built-in wardrobe. Window overlooking garden.
- **Large Bathroom:** Beautifully refurbished with Victorian style roll-top bath. His & hers twin wash basins with useful cupboards below. Separate shower cubicle with rain shower head & hand held shower. WC & chrome heated towel rail.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing & Cavity Wall Insulation**
- **Rear Garden:** Mainly laid to lawn with shrub borders. In all, the garden measures approximate 95' x 31' and enjoys a southerly aspect and a good degree of privacy.
- **Garage:** approx 21' x 10'4". Up & over door. Power & light.
- **Council Tax Band 'C'**
- **Energy Rating 'tbc'**



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. W04803





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

