

**3-Bedroom Detached Bungalow in need of total renovation with large plot**

**Tenure: Freehold**

**Approx 94 sq meters (1011 sq ft)**

**29 Abbey Road,  
West Moors, Ferndown. BH22 0AX**

**Price £425,000**

- Porch & Spacious Hall
- Lounge & Conservatory
- Kitchen & 'Lean to'
- 3 Double Bedrooms
- Bathroom & Separate WC
- Gas Central Heating (Not working)
- Part Secondary Glazing
- Driveway, Carport & Large Garage
- Large Plot approx 3rd Acre
- Near to Wooded Walks & Local Amenities
- Improvement Required Throughout
- No Onward Chain!



A rare opportunity to purchase a **RENOVATION PROJECT** in a mature none-estate location, with a substantial plot of approximately 3rd acre. The property comprises a 3-bedroom bungalow which offers the potential to extend and develop and the option of a loft conversion, all subject to the necessary planning consent. The bungalow occupies an ideal location being close to local amenities and protected forest walks plus good road connections to surrounding areas such as Ferndown, Wimborne & Ringwood.

**Accommodation and approximate room sizes:**

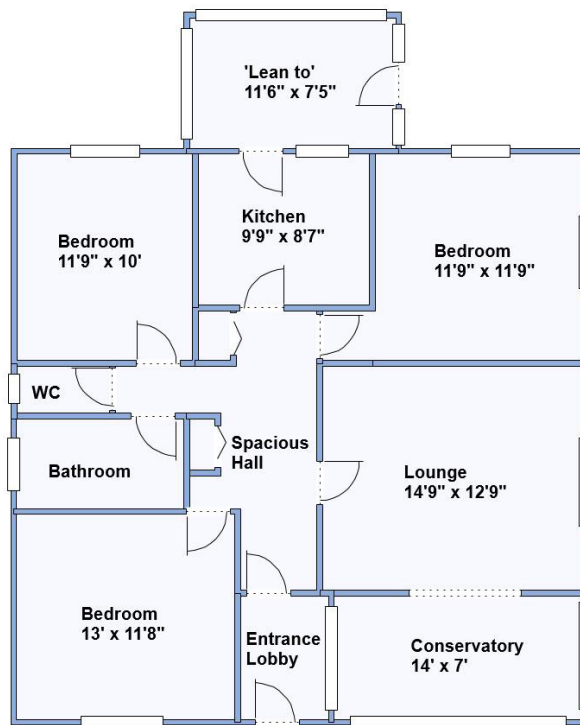
- **Enclosed Entrance Porch**
- **Spacious Hall:** Cloaks cupboard. Airing cupboard. Hatch to roof space with ladder fitted & sky-light window.
- **Lounge:** Fitted shelving unit & opening to:
- **Conservatory:** Laminate flooring.
- **Kitchen:** Dated kitchen in need of replacement. Range of floor and wall cupboards. Cooker point. Stainless steel sink unit. Gas boiler currently not in working order. Door to 'Lean to' with door to garden.
- **Bedroom 1:** Front aspect window.
- **Bedroom 2:** Dual aspect to side and rear aspects.
- **Bedroom 3:** Rear aspect window
- **Bathroom:** Panelled bath, Pedestal wash basin & WC.
- **Gas Central Heating** (system not in working order)
- **Part Secondary Glazing**
- **Rear Garden:** Mainly laid to lawn with mature trees and shrubs. In all, the plot extends to approximately 0.29 acre.
- **Driveway leading to long Carport & Garage**
- **Council Tax Band 'E'**
- **Energy Rating 'F'**
- **No Onward Chain!**



Rear Garden



**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. Ref W04794



This drawing has been prepared for diagrammatic purposes only. Not to scale.



Lounge



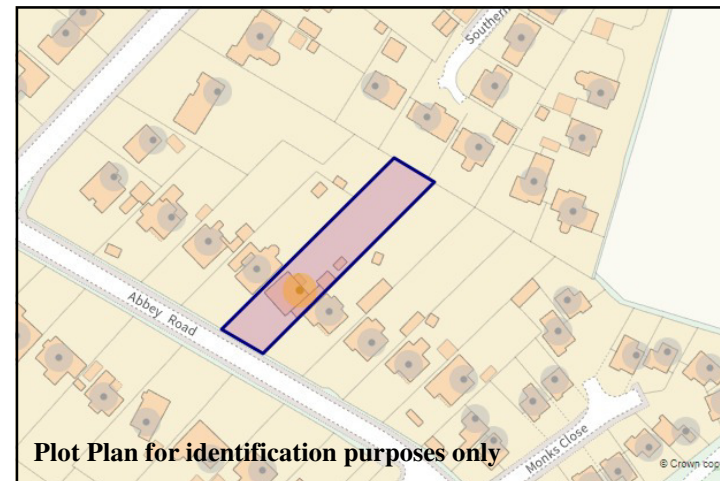
Kitchen



Rear Elevation



Large Plot of approx 0.29 acre



Plot Plan for identification purposes only

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