

Modern 3 Bedroom Semi-Detached House with Delightful Garden

Tenure: Freehold

Approx 81 sq meters (871 sq ft)

Built circa 2007

1a Glenwood Road, West Moors
Ferndown, BH22 0EN

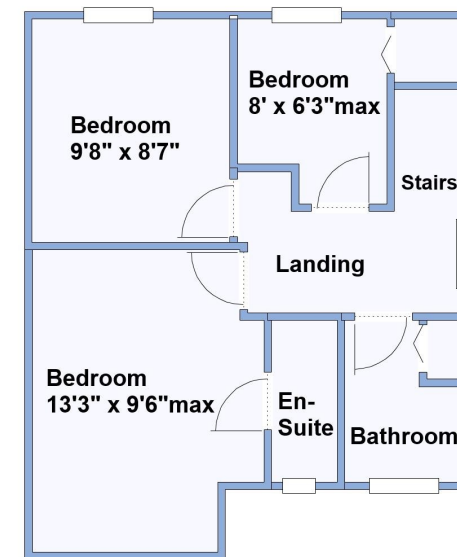
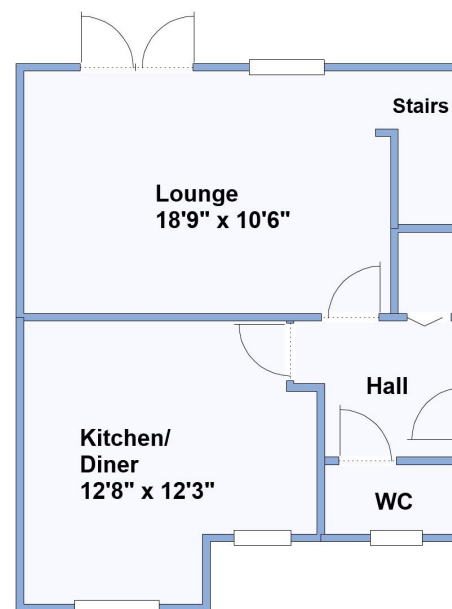
Price £350,000

- Entrance Hall with deep storage cupboard
- Fitted Kitchen/Diner
- Lounge with doors to garden
- Landing
- 3-Bedrooms
- En-Suite Shower Room
- Modern Bathroom
- Gas Central Heating
- PVCu Double-Glazing
- Delightful 'Wrap Round' Garden
- Excellent Off-Road Parking
- Viewing Recommended—No Chain!

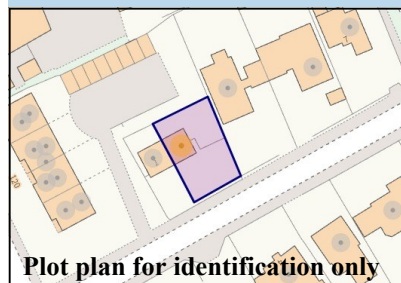
Modern semi-detached house in village centre location, with shops & services close to hand. The property has well-planned accommodation including a large kitchen/diner and spacious lounge having double doors to a surprising 'wrap round' garden which enjoys a good degree of privacy. Viewing recommended!

Accommodation and approximate room sizes:

- **Entrance Hall:** Deep storage cupboard.
- **Cloakroom:** Modern WC & washbasin.
- **Lounge:** Double doors to rear garden. Stairs to first floor.
- **Kitchen/Diner:** Good range of floor and wall cupboards. High level oven, gas hob with extractor fan. Integrated dishwasher, fridge & freezer. Space for washing machine.
- **Landing:** Hatch to insulated roof space.
- **Bedroom 1:** Front aspect window.
- **En-Suite Shower Room:** Shower cubicle with thermostatic shower, wash basin & WC. Chrome heated towel rail.
- **Bedroom 2:** Window to rear aspect.
- **Bedroom 3:** Window to rear aspect. Deep storage cupboard.
- **Bathroom:** Panelled bath with mixer tap & shower attachment. Pedestal washbasin & WC. Chrome heated towel rail.
- **PVCu Double-Glazing & Gas Central Heating** (system untested)
- **The Front Garden** is laid to block paving providing generous 'off-road' parking.
- **Delightful 'wrap round' rear garden** enjoying a good degree of privacy & sunshine, enclosed by tall fencing and has well stocked shrub borders. Outside tap. Side gate.
- **Council Tax Band 'D' Energy Rating 'C'**



This drawing has been prepared for diagrammatic purposes only. 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. Ref W05092

