

Well Presented 3-Bedroom Terraced House in Popular Location
Tenure: Freehold **Approx 73.5 sq meters (792 sq ft)**

**47 Warren Walk,
Ferndown, Dorset. BH22 9LS**

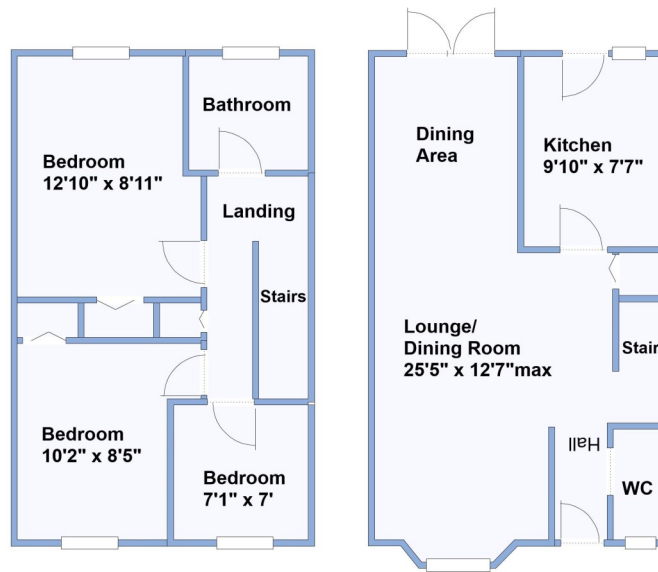
Price £325,000

- Entrance Hall
- Lounge/Dining Room with Bay Window
- Modern Kitchen
- 3-Bedrooms
- Bathroom & Cloakroom
- Gas Central Heating & PVCu Double-Glazing
- Garage in Block
- Delightful Garden
- Popular Area
- Convenient to schools & local amenities

Well Presented 3-Bedroom Terraced House situated in the popular development called Warren Walk, ideally placed for good schools, local amenities & Ferndown Town Centre. The property offers well-planned accommodation with a large lounge/dining room leading to a delightful rear garden. Viewing recommended!

Accommodation and approximate room sizes:

- Entrance Hall
- Cloakroom: Wash basin & WC.
- Lounge/Dining Room: A good-sized through room with circular bay window & double doors to rear garden. Storage cupboard.
- Kitchen: Modern fitted kitchen with a range of floor and wall cupboards. Built-in oven, hob & cooker hood over. Integrated dishwasher. Plumbing for washing machine. Space for tall fridge/freezer. Rear door to garden.
- Landing: Cupboard housing gas combination boiler. Hatch to insulated loft space.
- Bedroom 1: Double bedroom with recessed wardrobe. PVCu double-glazed window to rear aspect.
- Bedroom 2: Double bedroom with built-in wardrobe. PVCu double-glazed window to front aspect.
- Bedroom 3: PVCu double-glazed window to front aspect
- Bathroom: Panelled bath with thermostatic shower over & screen fitted. Pedestal wash basin & WC.
- PVCu Double-Glazing
- Gas Central Heating (system untested).
- Rear garden has an area of patio leading to lawn with shrubs & evergreens. Garden Shed. Rear gate.
- Lock-up Garage in nearby block.
- Council Tax Band 'C' Energy Rating 'fbc'



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



Modern Kitchen



Lounge/Dining Room



Dining Area



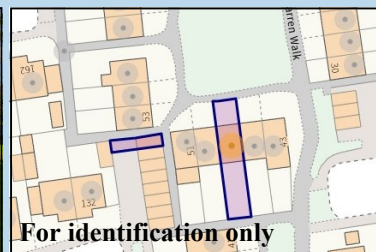
Rear elevation



Delightful Garden



Popular Location



For identification only

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 W05119