



**Well presented 2-Bedroom Terraced House close to Heathland**  
**Tenure: Freehold** **Approx 80 sq meters (861 sq ft)**

**34 Trent Way, Ferndown, Dorset.**  
**BH22 8UZ**

**Price £250,000**

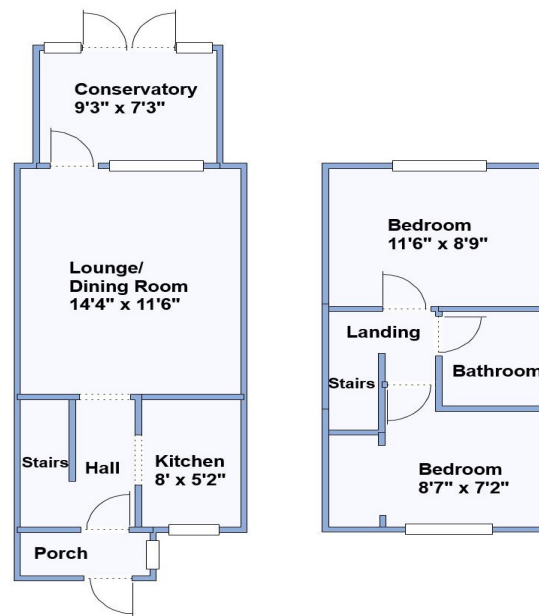
- Porch
- Entrance Hall
- Lounge/Dining Room
- Kitchen
- Conservatory
- 2-Good Bedrooms
- Bathroom
- PVCu Double-Glazing
- Garage & Front Driveway
- Low Maintenance Garden
- Gas Central Heating & PVCu Double Glazing
- Convenient to shops and services



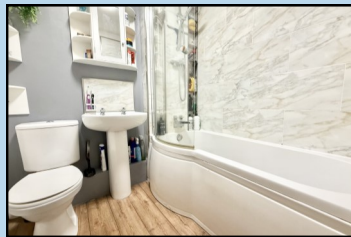
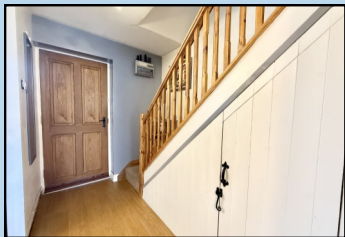
**Well-Presented 2-Bedroom Terraced House** conveniently located close to shops and amenities. The property has recently undergone significant improvements, including a new roof, soffits and fascias, windows, and a gas combination boiler — all within the past year. Additional benefits include easy access to a lock-up garage via the rear garden and a front driveway offering additional parking. Viewing highly recommended!

**Accommodation and approximate room sizes:**

- **Porch:** Meter/Storage Cupboard.
- **Entrance Hall:** Large under-stair storage cupboard.
- **Kitchen:** Range of floor and wall cupboards. Built in 'Neff' oven and large induction hob with cooker hood over. Space for tall fridge/freezer & washing machine.
- **Lounge:** A large room with space for lounge and dining suite. Door leading to:
- **Conservatory:** A bright, airy room with double doors onto the rear garden.
- **Bedroom 1:** Large room. PVCu double-glazed window to rear garden.
- **Bedroom 2:** PVCu double-glazed window to front aspect
- **Bathroom:** Panelled P-shaped bath with mixer tap & shower attachment. Wash basin & WC.
- **PVCu Double-Glazing**
- **Gas Central Heating** (system untested).
- **Front Driveway** with space for parking.
- **Rear garden** is laid to patio and small area of artificial grass. Rear gate with access to lock-up garage.
- **Council Tax Band 'B'**
- **Energy Rating 'TBC'**



This drawing has been prepared for diagrammatic purpose 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. Ref W05134