



STRATTON OAK ESTATES

18 Fitzpain Road, Ferndown, BH22 8SA
£420,000

Located in West Parley, this charming 3-bedroom detached home is an IDEAL OPPORTUNITY to create a long term family home. With a SIZEABLE PRIVATE REAR GARDEN, large lounge overlooking the manicured grounds, kitchen, utility and adjoining diner. - Viewing is essential to appreciate the opportunity on offer.

- Located on a sought after road in West Parley, close to Ferndown Town Centre and within Ferndown School catchment.
- Excellent transport links to Wimborne, Bournemouth and Poole for convenient urban access.
- Large driveway that leads to garage with additional storage in the lean-to at the rear.
- Spacious entrance hall with downstairs cloakroom and WC. Spacious entrance hall with downstairs cloakroom and WC.
- Well-equipped kitchen with utility room adjacent to the dining room.
- Opportunity to create an open-plan kitchen/diner and explore extension options (subject to planning)
- Private landscaped garden with patio area. Private landscaped garden with patio area.
- No onward chain.



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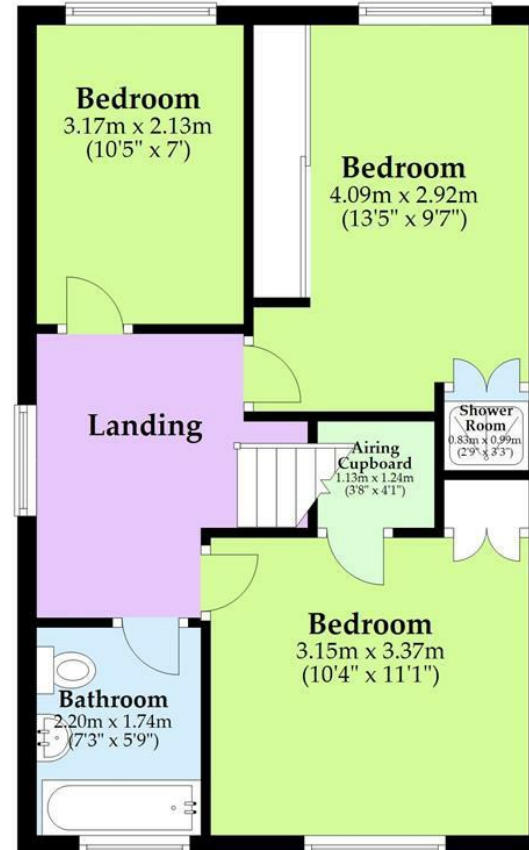


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Ground Floor
Approx. 73.1 sq. metres (787.2 sq. feet)



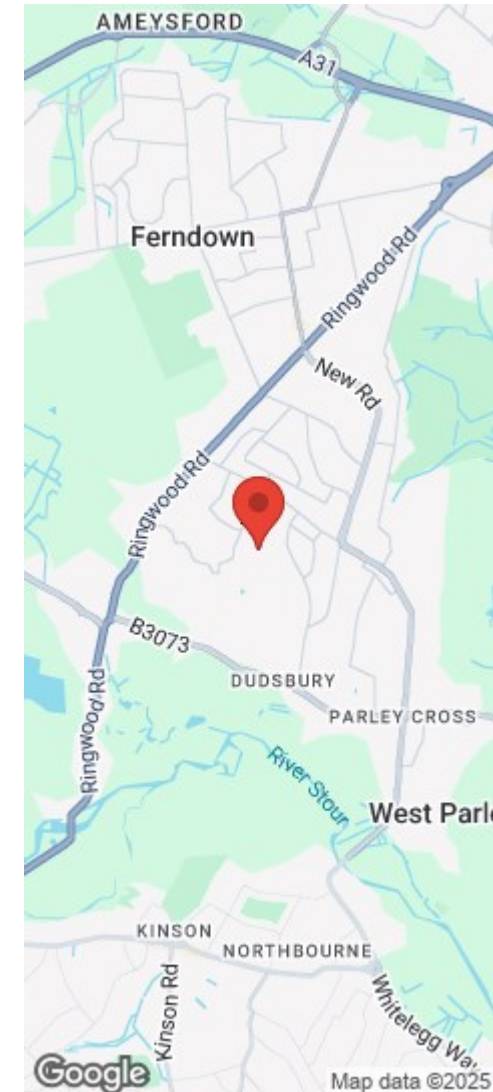
First Floor
Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 117.8 sq. metres (1267.6 sq. feet)

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-95) A			(91-95) A		
(81-90) B			(81-90) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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