



HIVE



52 MORDEN AVENUE  
FERNDOWN  
BH22 8HT

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## *Agent's introduction*

Beautifully presented and ideally located, this spacious three-bedroom terraced home offers modern family living with a stylish kitchen/diner, low-maintenance enclosed garden, and garage, all within easy reach of well-regarded schools and excellent commuter routes. Perfect for families, first-time buyers, or investors, this is a home that combines comfort, convenience, and practicality.





  
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## *Property highlights*

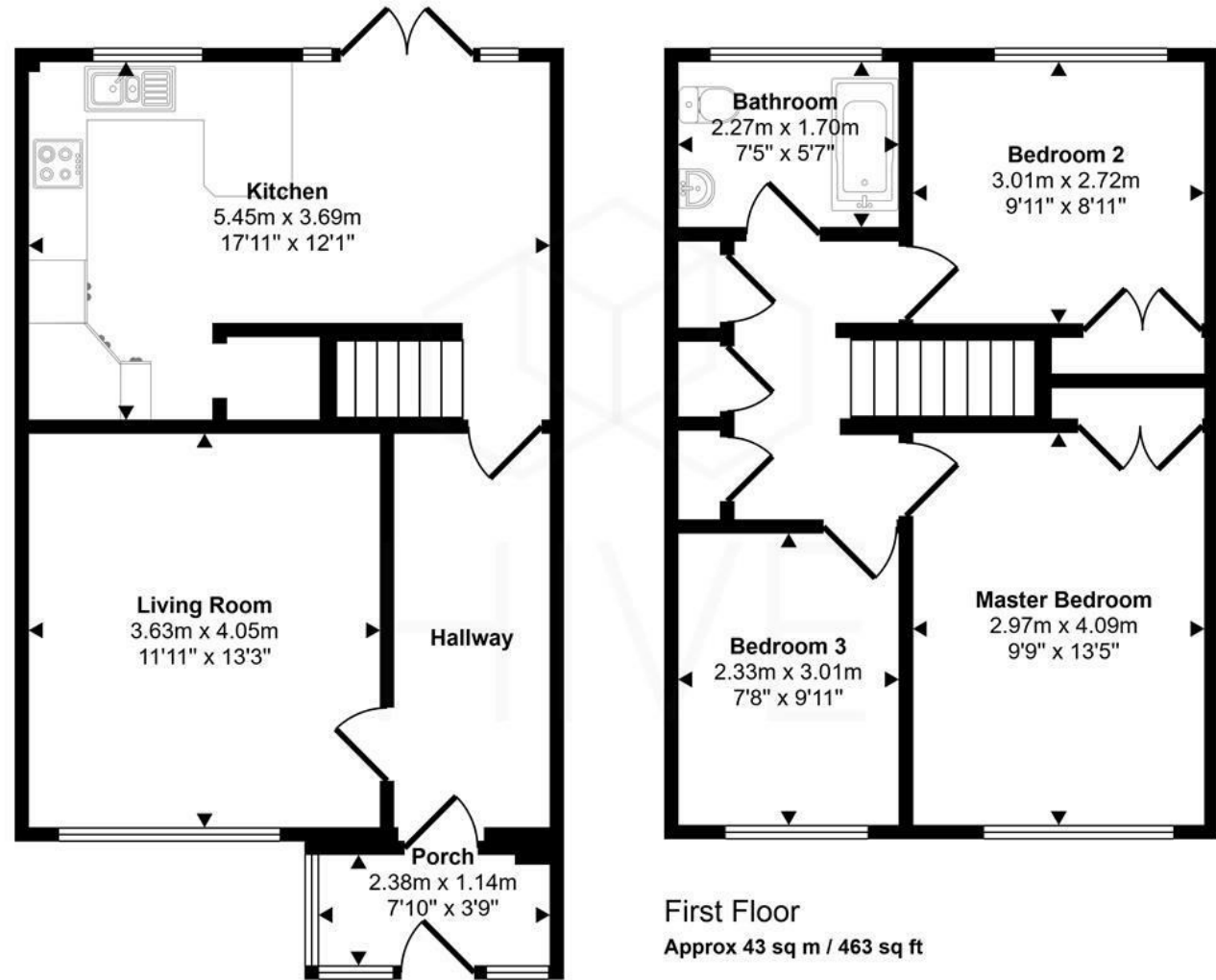
- Beautifully presented three-bedroom terraced home
- Spacious front-aspect lounge
- Modern kitchen/diner with patio doors to garden
- Enclosed low-maintenance rear garden
- Two bedrooms with fitted wardrobes
- Modern family bathroom with shower over bath
- Useful landing storage cupboards
- Garage in nearby block
- Close to well-regarded schools and commuter routes
- No onward chain



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# Floor plan and EPC

Approx Gross Internal Area  
89 sq m / 961 sq ft



**Ground Floor**  
Approx 46 sq m / 498 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 plus) <b>A</b>                                 |                         |         |           |
| (81-91) <b>B</b>                                   |                         |         |           |
| (69-80) <b>C</b>                                   |                         | 73      | 83        |
| (55-68) <b>D</b>                                   |                         |         |           |
| (39-54) <b>E</b>                                   |                         |         |           |
| (21-38) <b>F</b>                                   |                         |         |           |
| (1-20) <b>G</b>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |



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