



# HIVE

4 LABURNUM CLOSE  
FERNDOWN  
BH22 9TX



## *Agent's introduction*

Well-presented three-bedroom link-detached home with conservatory, garage and secluded 50ft garden. Improved by the current owners and conveniently located within walking distance of Ferndown town centre.





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## *Property highlights*

- Well-presented three-bedroom link-detached home
- Spacious 25ft L-shaped lounge/dining room
- Bright 14ft conservatory overlooking the garden
- Secluded rear garden measuring approximately 50ft
- Driveway providing off-road parking
- Single garage with rear access door
- Ground floor cloakroom/WC
- Recently improved with new boiler and electrics
- Walking distance to shops, schools and bus routes
- Quiet cul-de-sac location



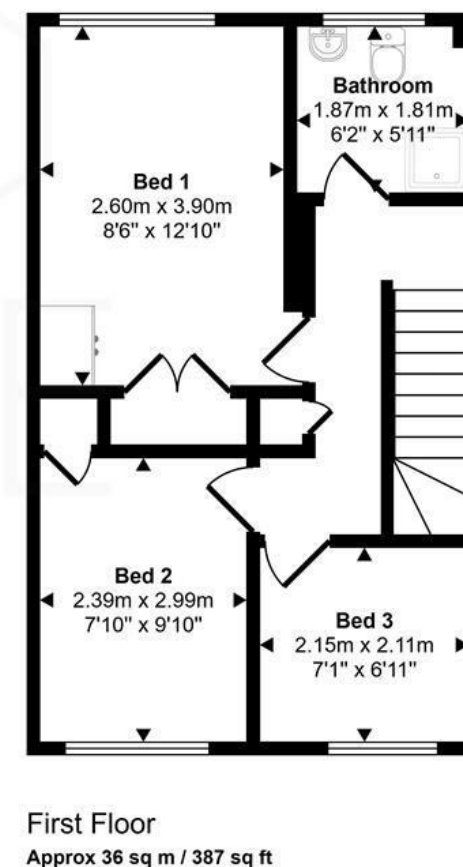
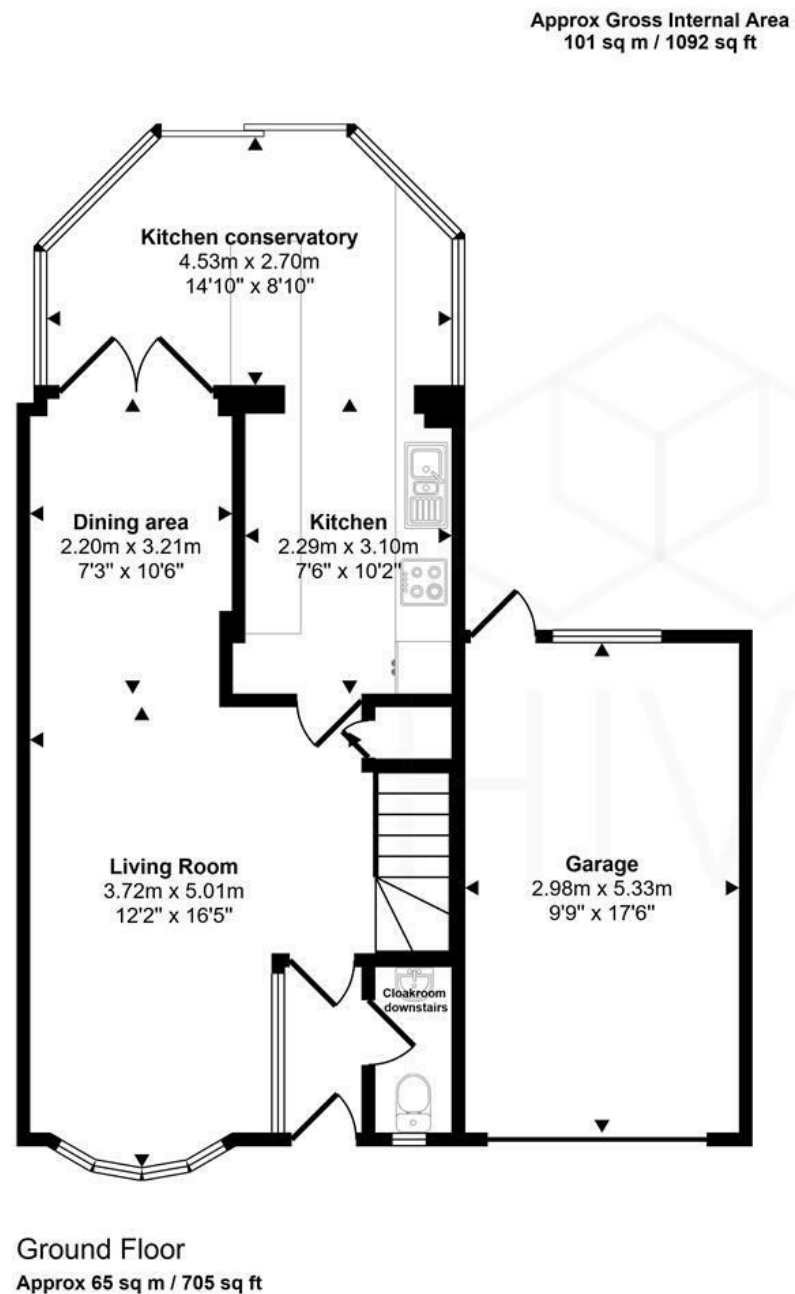
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# Floor plan and EPC

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>83</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>70</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |

EU Directive 2002/91/EC





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.



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