



Connells

Corbin Avenue
Ferndown



Property Description

Set within a popular residential area, this well-proportioned three-bedroom bungalow offers a surprising amount of space both inside and out, with a versatile layout ideal for families or anyone seeking single-storey living with excellent storage and workshop facilities.

The property is approached via a hardstanding driveway, providing convenient off-road parking and direct access to both the main entrance hall and the adjoining workshop, making it perfect for trades, hobbies, or secure storage.

Inside, the accommodation begins with a welcoming entrance hall, leading through to a bright and comfortable lounge, ideal for everyday relaxation.

The fitted kitchen offers ample worktop and cupboard space, with room for appliances and a pleasant outlook over the garden.

There are three well-sized bedrooms, each offering flexibility for sleeping space, home office use, or guest accommodation. A modern shower room completes the internal layout.

To the rear, the property truly comes into its own.

A generous conservatory provides an additional living or dining area and opens

directly onto the enclosed rear garden. This outdoor space features a part-patio area perfect for seating and entertaining, leading on to a substantial lawned garden that offers excellent privacy and scope for landscaping, play areas, or vegetable beds.

The workshop, accessible from both the driveway and the garden, adds a rare and valuable feature — ideal for DIY or storage.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample

of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Garden

Hardstanding driveway with mature bushes and 2 main entrance doors.

Entrance Hall

Carpeted entrance with radiator and doors to all rooms, loft hatch with pull down ladder to a insulated and partially boarded attic.

Lounge

Carpeted with 2 front aspect double glazed window, TV point, feature fireplace with mantle, storage cupboard and radiator.

Kitchen

Wooden effect flooring with rear aspect double glazed window into conservatory, tiled splashback, stainless steel sink with mixer tap and drainer, 4 ring hob with extractor fan and hood over, eye level oven and microwave and space for washing machine.

Bedroom 1

Front aspect double glazed window, carpeted with radiator.

Bedroom 2

Rear aspect double glazed doors to garden, carpeted with radiator.

Bedroom 3

Rear aspect double glazed window, carpeted with radiator.

Shower Room

Side aspect double glazed window, fully tiled walls with low level WC, hand wash basin with mixer tap and vanity unit below, shower cubical with glass shower door and radiator.

Conservatory

Rear aspect double glazed windows and double doors to rear garden, wooden effect flooring.

Workshop

workshop with front aspect double glazed window and door to front.

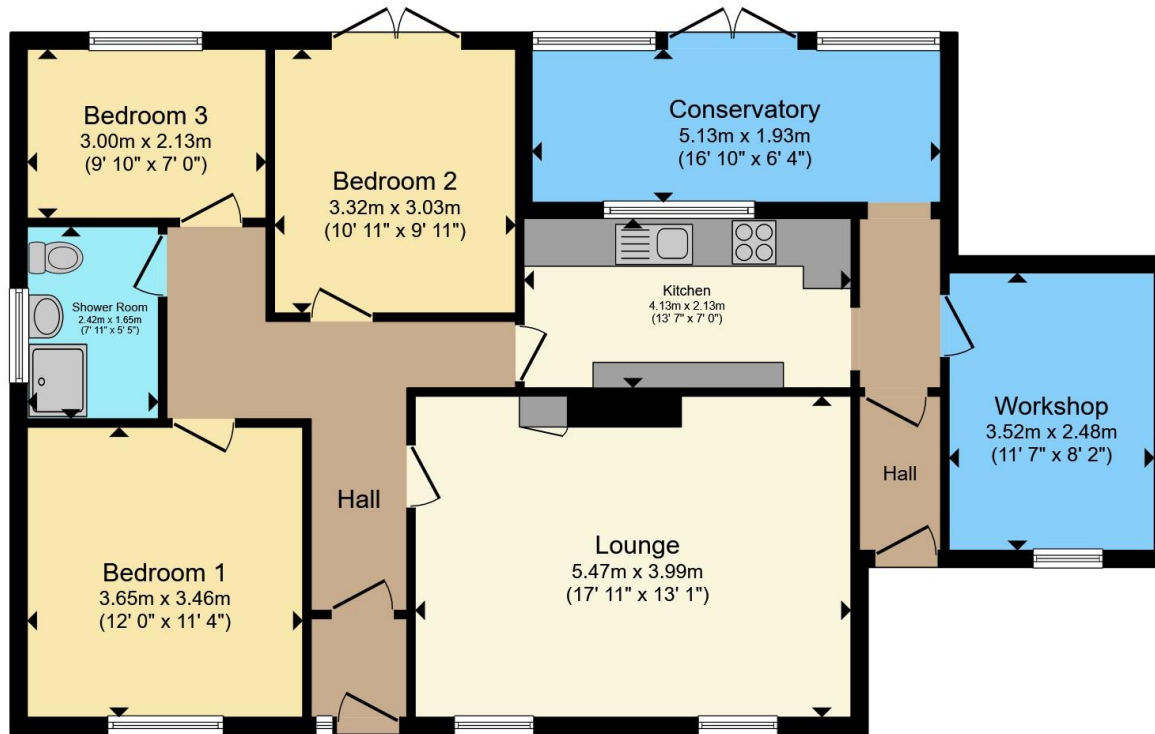
Rear Garden

Part patio and mainly laid to lawn with a range of mature bushes and trees and garden shed.









Total floor area 103.2 m² (1,111 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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