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Draft Particulars



2-Bedroom Link-Detached Bungalow Set In Peaceful Cul-De-Sac Location
Tenure: Freehold approx 59 sq meters (635 sq ft)

**175 Uplands Road, West Moors,
Ferndown, Dorset. BH22 0EZ**

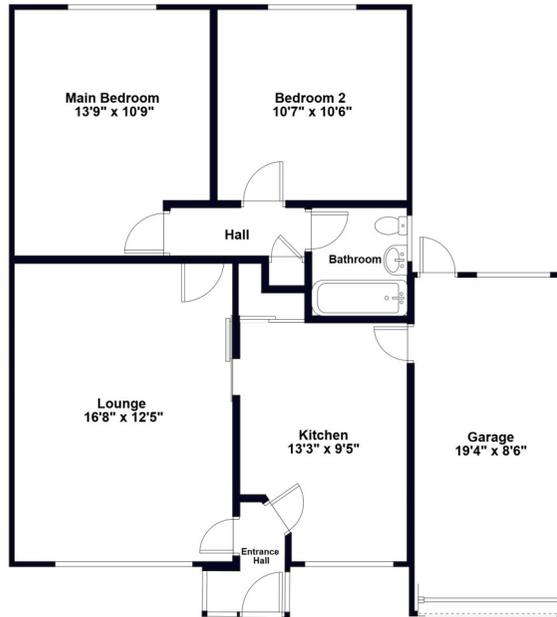
Price £335,000

- Entrance Hall
- Lounge/Dining Room
- Kitchen/Breakfast Room
- 2-Double Bedrooms
- Bathroom
- Sunny, Low Maintenance Rear Garden
- Driveway & Garage w/ Electric Roll Up Door
- Gas Central Heating & PVCu Double Glazing
- Popular Area close to Protected Forest Walks
- No Onward Chain

Spacious 2-Bedroom link-detached Bungalow occupying a delightful location, within a quiet cul-de-sac, just a short stroll from protected forest walks and the popular Castleman Trailway. The bungalow comprises well-planned accommodation including a large, bright living room, separate spacious kitchen and 2-double bedrooms. Overall, the property has been well maintained by the current Owner over many years and now offers a wonderful opportunity for a new owner to modernise and personalise to their own taste. Offered with No Onward Chain. Viewing recommended!

Accommodation and approximate room sizes:

- Entrance Hall
- Lounge: A good-sized room with large floor-to-ceiling windows overlooking front aspect.
- Kitchen/Breakfast Room: Good range of floor and wall cupboards. Freestanding Electric Cooker (untested). Space for under counter Fridge, Freezer & Washing Machine. Door to attached Garage. Cupboard housing gas combination boiler.
- Inner Hall: Storage cupboard. Hatch to insulated roof space.
- Bedroom 1: Double-bedroom. Window overlooking rear garden.
- Bedroom 2: Double-bedroom. Window overlooking rear garden.
- Bathroom: Panelled bath with mixer tap and 'Triton' electric shower system. Wash basin & WC.
- Rear Garden: Sunny, low-maintenance rear Garden. Overall, the Garden measures approx 40' x 32' ft.
- Front garden laid to stone, with Driveway leading to:
- Attached Garage: Electric Roll Up Door. Door to Rear Garden. PVCu Double-Glazing & Gas Central Heating.
- Council Tax Band: 'D'
- Energy Rating: 'C'



This drawing has been prepared for diagrammatic purpose only. Not to scale.



Kitchen



Lounge



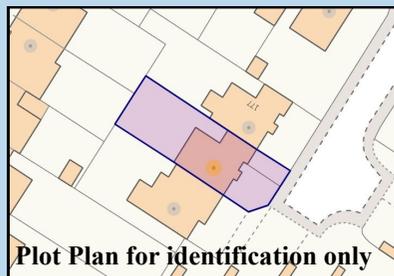
Main Bedroom



Sunny Garden



Low Maintenance Garden



Plot Plan for identification only

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 W05180