



## Spacious 3 Bedroom Detached House in Popular Location

**Tenure: Freehold**

**Approx 111 sq meters (1200 sq ft)**

**Renovation Opportunity!**

32 Wollaton Road,  
Ferndown, BH22 8QY

**Price £350,000**

- Entrance Porch
- Spacious Hall
- Large Lounge/Dining Room
- Kitchen
- Landing
- 3-Good Bedrooms

- Bathroom & Separate WC
- Gas Central Heating
- PVCu Double-Glazing
- Corner Plot—Sunny Garden
- 'Off-Road' Parking & Garage
- Renovation Project!

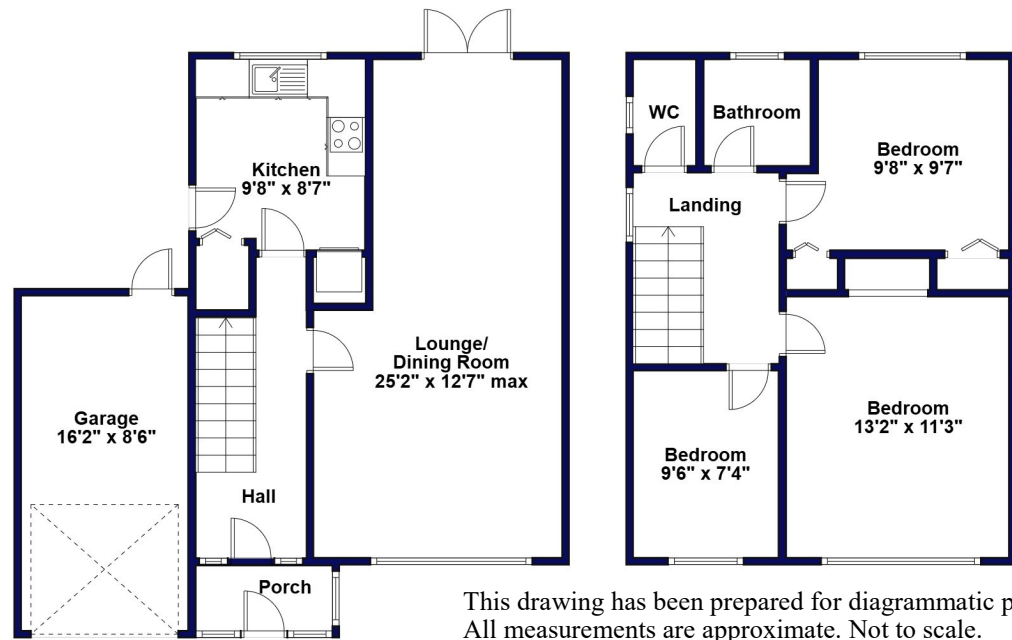
Spacious 3-bedroom detached house in need of renovation. The property occupies a corner plot in this sought-after area, popular with young families, being near to local amenities, good schools & protected nature walks. The property has a pleasant internal layout with generous room dimensions.

**Accommodation and approximate room sizes:**

- Entrance Porch & Spacious Hall: Stairs to first floor.
- Lounge/Dining Room: A spacious 'through' room with large picture window & double doors to garden.
- Kitchen: Range of floor and wall cupboards. High level oven, gas hob with hood above (appliances untested). Plumbing for washing machine. Space for fridge & freezer. Deep storage cupboard. Door to garden.
- Stairs from Hall to Landing: hatch to roof space.
- Bedroom 1: Window to front aspect. Wardrobe recess.
- Bedroom 2: Window to rear aspect. Fitted wardrobe. Airing cupboard.
- Bedroom 3: Window to front aspect.
- Bathroom: Panelled bath with electric shower over. Pedestal wash basin.
- Separate WC.
- PVCu Double-Glazing & Gas Central Heating (system untested)
- The Front Garden is mainly laid to lawn with double width driveway providing 'off-road parking.
- Attached Garage: Up & over door. Rear door. Wall mounted gas boiler (untested). Power & light.
- A reasonable sized rear garden enjoying a sunny aspect. Paved patio to the rear of the house with remainder laid to lawn with shrubs & evergreens, enclosed by tall fencing. Side gate.
- Council Tax Band 'D'
- Energy Rating 'tbc'



**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 W05243



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

