

Spacious Detached Bungalow requiring updating & close to Village Centre

Tenure: Freehold

Approx 78 sq meters (839 sq ft)

**16 Pennington Close,
West Moors, Ferndown. BH22 0JU**

Price £350,000 Offers in excess of

- Spacious Hall
- Large Lounge/Dining Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Shower Room & Separate WC
- Gas Central Heating
- PVCu Double-Glazing & Cavity Wall Insulation
- Driveway & Garage
- Delightful Garden
- Close to Shops & Services
- Near to Wooded Walks
- No Chain!

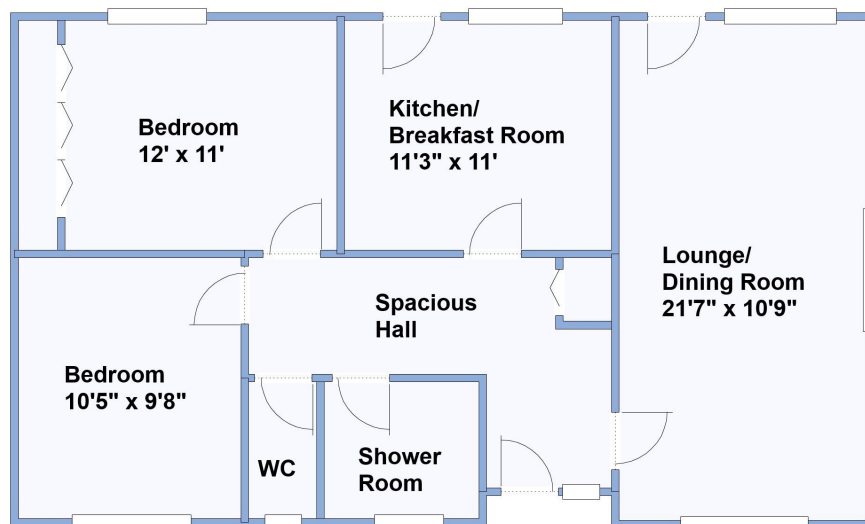
Spacious 2-bedroom detached bungalow with scope for updating, occupying an ideal location close West Moors village centre & a short walk to protected forest walks. Nearby are the larger towns of Ferndown, Ringwood & Wimborne and the seaside resorts of Bournemouth & Poole are both around a 20 minute drive. The property offers well-planned accommodation including a large lounge/dining room & 2-generous bedrooms. Outside, the bungalow has a block driveway, garage & delightful, sunny garden. Viewing recommended!

Accommodation and approximate room sizes:

- **Spacious Hall:** Airing cupboard. Hatch to insulated loft with ladder fitted.
- **Lounge/Dining Room:** Feature fireplace with gas fire fitted (untested). Large picture window to front & rear aspect with door to garden.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in oven, gas hob & cooker hood. Space for fridge & freezer. Plumbing for washing machine. Wall mounted Glow-Worm condensing boiler. Broom cupboard. Door to garden.
- **Bedroom 1:** PVCu double-glazed window to rear aspect. Fitted wardrobes.
- **Bedroom 2:** PVCu double-glazed window to front aspect.
- **Shower Room:** Corner shower cubicle with Triton shower unit. Vanity wash basin.
- **Separate WC.** Half tiled.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing, PVCu fascias & gutters**
- **Rear Garden:** Paved patio area with remainder laid to lawn having well stocked shrub borders. Garden shed. Outside tap. Side gate. In all, enjoying a sunny aspect with a good degree of privacy.
- **Block Driveway** providing 'off-road' parking.
- **Garage:** approx 17' x 8'7". Up & over door, rear door.
- **Council Tax Band 'D'** **Energy Rating 'tbc'**

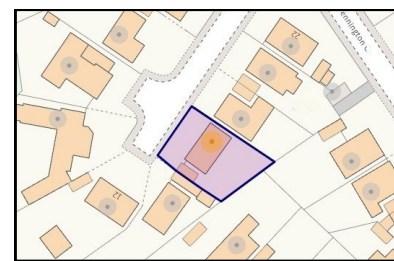


IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05020



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

No Chain!



Plot Plan for identification only.



Kitchen/Breakfast Room



Large Lounge/Dining Room



Rear Elevation



Private, Sunny Garden