



Draft Particulars



Spacious 2-Bedroom Detached Bungalow in Pleasant Location

Tenure: Freehold

Approx 71 sq meters (765 sq ft)

36 Maloren Way,
West Moors, Ferndown. BH22 0BQ

Price £325,000

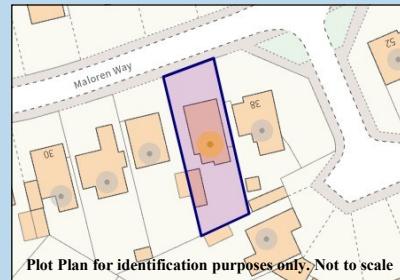
- Entrance Hall
- Lounge/Dining Room
- Fitted Kitchen
- 18' Conservatory/Utility Area
- 2 Double Bedrooms
- Shower Room
- Private Garden
- Gas Central Heating & PVCu Double-Glazing
- Long Driveway
- Garage & Workshop
- No Chain!
- Near to Local Amenities & Forest Walks

Detached Bungalow with 2-double bedrooms, occupying a pleasant location in a quiet road near to local amenities & protected forest walks. The bungalow offers well-planned accommodation including a lounge/dining room leading to a spacious conservatory with useful utility area.

West Moors has a comprehensive village centre surrounded by good road connections providing easy access to surrounding towns such was Ferndown, Ringwood & Wimborne plus the seaside resorts of Bournemouth & Poole. Viewing recommended!

Accommodation and approximate room sizes:

- **Entrance Hall:** Cloaks cupboard. Airing cupboard. Hatch to insulated roof space with ladder fitted.
- **Lounge/Dining Room:** Feature fireplace with gas fire fitted. 3 wall lights. Double doors to:
- **Conservatory/Utility Area:** Laminate flooring. Double doors to garden. Fitted kitchen units & space for washing machine & tumble dryer.
- **Kitchen:** Range of floor and wall cupboards. Fitted cooker. Space for dishwasher. Cupboard housing Worcester condensing boiler. Door to Utility Area.
- **Bedroom 1:** Range of built-in wardrobes.
- **Bedroom 2:** Window to front aspect.
- **Shower Room:** Shower cubicle with Mira shower fitted. Wash basin & WC. Heated towel rail.
- **Gas Central Heating (system untested)**
- **PVCu Double-Glazing, PVCu soffits & facias boards.**
- **Rear Garden:** Paved patio to the rear of the bungalow with the remainder laid to lawn with shrub borders. Overall, the garden enjoys a good degree of privacy.
- **Long Driveway** providing ample 'off-road' parking.
- **Garage:** Electric Up & over door with access to Workshop.
- **Council Tax Band 'D'**
- **Energy Rating 'D'**
- **No Chain!**



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



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 W05192

