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**Draft Particulars**



## Detached, Character Bungalow in mature non-estate location

Tenure: Freehold

Approx 58 sq meters (624 sq ft)

6 Pine Glen Avenue,  
Ferndown. BH22 9QP

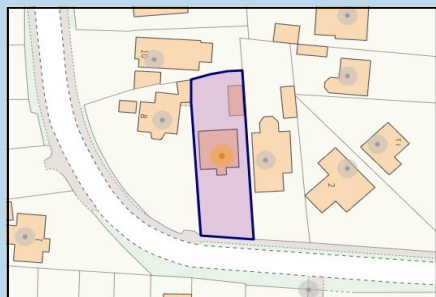
**Price £379,950**

- Entrance Porch & Hall
- Lounge
- Kitchen/Diner
- 2 Double Bedrooms
- Bathroom
- Good Plot in Mature Setting
- Gas Central Heating
- PVCu Double-Glazing
- Wide Driveway & Double Length Garage
- Close to Amenities & Forest Walks
- Potential to Extend (subject to consents)
- No Chain!

Character 2-bedroom detached bungalow occupying a good plot in a mature non-estate location, near to local amenities together with protected forest walks. Nearby is Ferndown Town Centre and surrounding areas such as Ringwood & Wimborne plus the seaside resorts of Bournemouth & Poole are both circa a 20 minute drive. The property offers pleasant, light & airy accommodation and has the potential to be extended and re-modelled, subject to the necessary consents. Outside, the bungalow is set on a good plot, has ample 'off-road' parking, a double length garage & a private garden. Viewing recommended!

**Accommodation and approximate room sizes:**

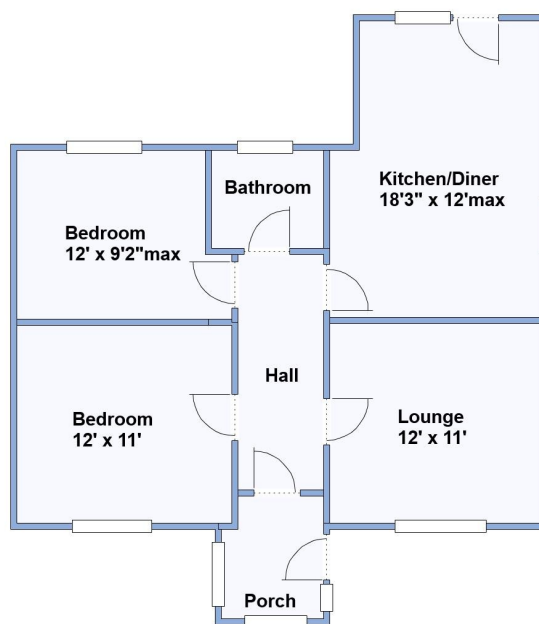
- Enclosed Entrance Porch
- Hall: Wood effect flooring.
- Lounge: Aspect to front elevation.
- Kitchen/Diner: Good range of modern floor and wall cupboards. Built-in oven, hob & cooker hood. Space for tall fridge/freezer & plumbing for dishwasher & washing machine. Cupboard housing Bosch combination gas boiler. Ample space for dining suite. Door to rear garden.
- Bedroom 1: Double-glazed window to front aspect. Built-in storage cupboard.
- Bedroom 2: Double-glazed window to rear aspect.
- Bathroom: Panelled bath with filler tap & shower valve. Vanity wash basin & WC. Chrome heated towel rail.
- Gas Central Heating (system untested)
- Double-Glazing, PVCu fascias & gutters
- Rear Garden: private rear garden with timber deck having a pergola, the remainder is laid to lawn with shrub borders. Garden shed. Outside tap. Side gate.
- Wide 'Gated' Driveway providing ample off-road parking.
- Double Length Garage: Double doors, power & light.
- Council Tax Band 'C'
- Energy Rating 'D'



Plot Plan for identification purposes 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



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



Kitchen/Diner



Dining Area



Private Garden



Deck & Pergola



Lounge