



Spacious 3-Bedroom Semi-Detached Bungalow near to amenities

Tenure: Freehold

Approx 72 sq meters (778 sq ft)

Pleasant Location

No Chain!

**122 Coppice Avenue,
Ferndown. BH22 9PL**

Price £350,000

- Spacious Hall
- Lounge/Dining Room leading to garden
- Fitted Kitchen with integrated appliances
- Bedroom 3/Dining Room
- 2-Good Bedrooms
- Modern Bathroom

- Delightful Private Garden
- Night Storage Heating
- PVCu Double-Glazing, Soffits & Fascia Boards
- Driveway & Garage
- Near to Local Amenities
- Viewing Recommended!

Spacious, well presented semi-detached bungalow occupying a mature location near to local amenities & with easy access to popular schools, heathland walks & Ferndown Town Centre approximately 1.5 mile distance. Good road connections provide access to surrounding areas such as Wimborne & Ringwood, plus the seaside resorts of Bournemouth & Poole together with the New Forest. The property has been well maintained throughout and has a delightful private garden. Viewing recommended!

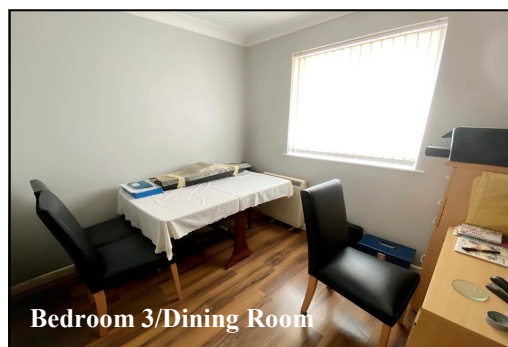
Accommodation and approximate room sizes:

- **Entrance Hall:** Cloaks cupboard. Airing cupboard housing hot water cylinder. Woodblock flooring. Night storage heater. Hatch to insulated roof space with ladder & light fitted.
- **Lounge/Dining Room:** A good-sized room with patio doors to private rear garden. Feature electric fireplace. 2 Night storage heaters. Woodblock flooring.
- **Bedroom 3/Dining Room:** A useful extra space which can have a number of uses. Window to rear garden. Laminate flooring.
- **Kitchen:** Good range of floor and wall cupboards. Built-in high level oven, ceramic hob & cooker hood. Integrated fridge & integrated freezer. Space for washing machine. Door to driveway.
- **Bedroom 1:** Recessed built-in double wardrobe. Laminate flooring. Front aspect window.
- **Bedroom 2:** Double-sized bedroom with front aspect window.
- **Bathroom:** Modern white suite comprising panelled bath with Trion electric shower & screen fitted. Pedestal wash basin. Heated towel rail. Separate WC.
- **Night Storage Heating & PVCu Double-Glazing.**
- **Private Rear Garden:** Delightful private garden with large deck leading to lawn with well stocked shrub borders. Outside tap. In all, enjoying a sunny aspect & a good degree of privacy.
- **Long Driveway** providing ample 'off-road' parking, leading to:
- **Garage:** 18' x 8'5" Up & over door. Power & light. Side window.
- **Council Tax Band 'D'**
- **Energy Rating 'E'**



Rear Elevation

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.



Bedroom 3/Dining Room



Kitchen with integrated appliances



Bedroom 1



Bathroom



Fitted Kitchen

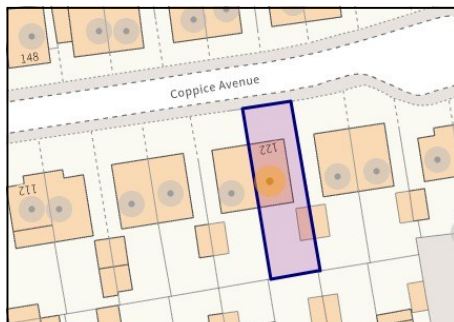


Lounge/Dining Room

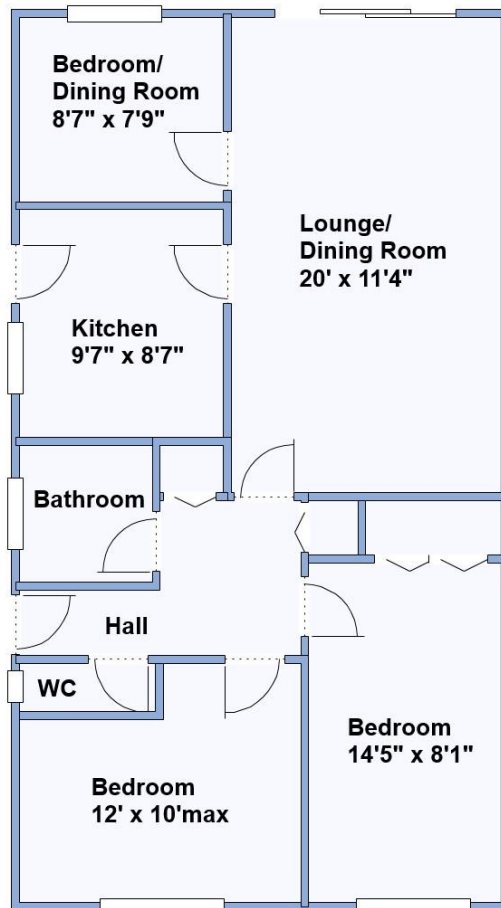


Spacious Hall

Spacious Bungalow in popular location



Plot Plan for identification purposes only



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



Delightful Garden



Rear Elevation



Private Garden