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Draft Particulars



Spacious 3/4-Bedroom Semi-Detached Bungalow in Mature Location

Tenure: Freehold | **Approx 83 sq meters (894 sq ft)** | **Large Rear Garden** | **Ample 'Off-Road' Parking**

15 Uplands Road, West Moors
Ferndown, BH22 0BA

Price £415,000

- Entrance Hall
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Dining Room/Bedroom 4
- 3-Good Bedrooms
- Bathroom

- Gas Central Heating & Double-Glazing
- Wide Driveway & Space for Garage
- Wonderful Large Garden approx 79' x 65'
- Close to Local Shopping Parade
- Short walk to Protected Forestry Land
- Viewing Recommended!

Spacious 3/4-bedroom semi-detached bungalow, set on a wonderful plot in a mature non-estate location. Close by, is a useful local shopping parade, popular schools and protected forestry planation is a short walk from the property. The bungalow offers spacious accommodation and has the potential for a loft conversion/extension, subject to the necessary consents. Outside, a wide driveway provide ample 'off-road' parking, with space for a garage if needed and a large private garden. Viewing recommended!

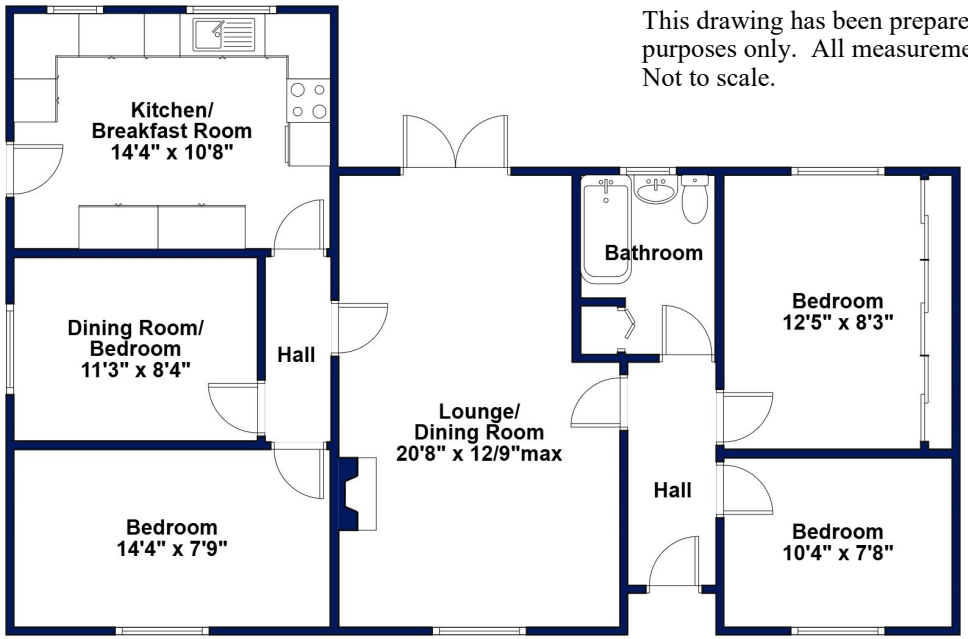
Accommodation and approximate room sizes:

- **Spacious Hall: Hatch to insulated roof space.**
- **Lounge/Dining Room: A large through room with feature fireplace & double doors to garden.**
- **Kitchen/Breakfast Room: Good range of floor and wall cupboards. High level oven & gas hob with fan above. Plumbing for dishwasher & washing machine. Space for fridge & tumble dryer. Wall mounted combination gas boiler. Door to garden.**
- **Dining Room/Bedroom 4: Ample space for dining suite. Serving hatch to kitchen.**
- **Bedroom 1: Large fitted wardrobes. Aspect to rear garden.**
- **Bedroom 2: Ample double bedroom. Aspect to front garden.**
- **Bedroom 3: Small double bedroom with aspect to front garden.**
- **Bathroom: Fully tiled. Panelled bath with thermostatic shower over. Pedestal washbasin & WC. Linen cupboard.**
- **Double-Glazing & Gas Central Heating (system untested)**
- **The Front Garden is laid to lawn with hedge borders and a wide shingle driveway, providing generous 'off-road' parking.**
- **Large Rear Garden: approx 79' x 56'. Delightful private garden enjoying a sunny aspect. Raised patio area leading to large lawn & additional garden area with fruit trees & shed. Outside tap.**
- **Council Tax Band 'C' Energy Rating 'D'**


Rear Garden


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. Ref W05353



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

The Property Ombudsman


Fitted Kitchen


Lounge/Dining Room


Dining Area


Wonderful Garden