



HIVE



12 LYNWOOD CLOSE  
FERNDOWN  
BH22 9TD

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*Agent's introduction*

Spacious three-bedroom detached bungalow in a sought-after cul-de-sac, under a mile from Ferndown centre. Offered with no onward chain, it features a large conservatory, private established garden, detached double garage and ample parking, with excellent scope to modernise and personalise.







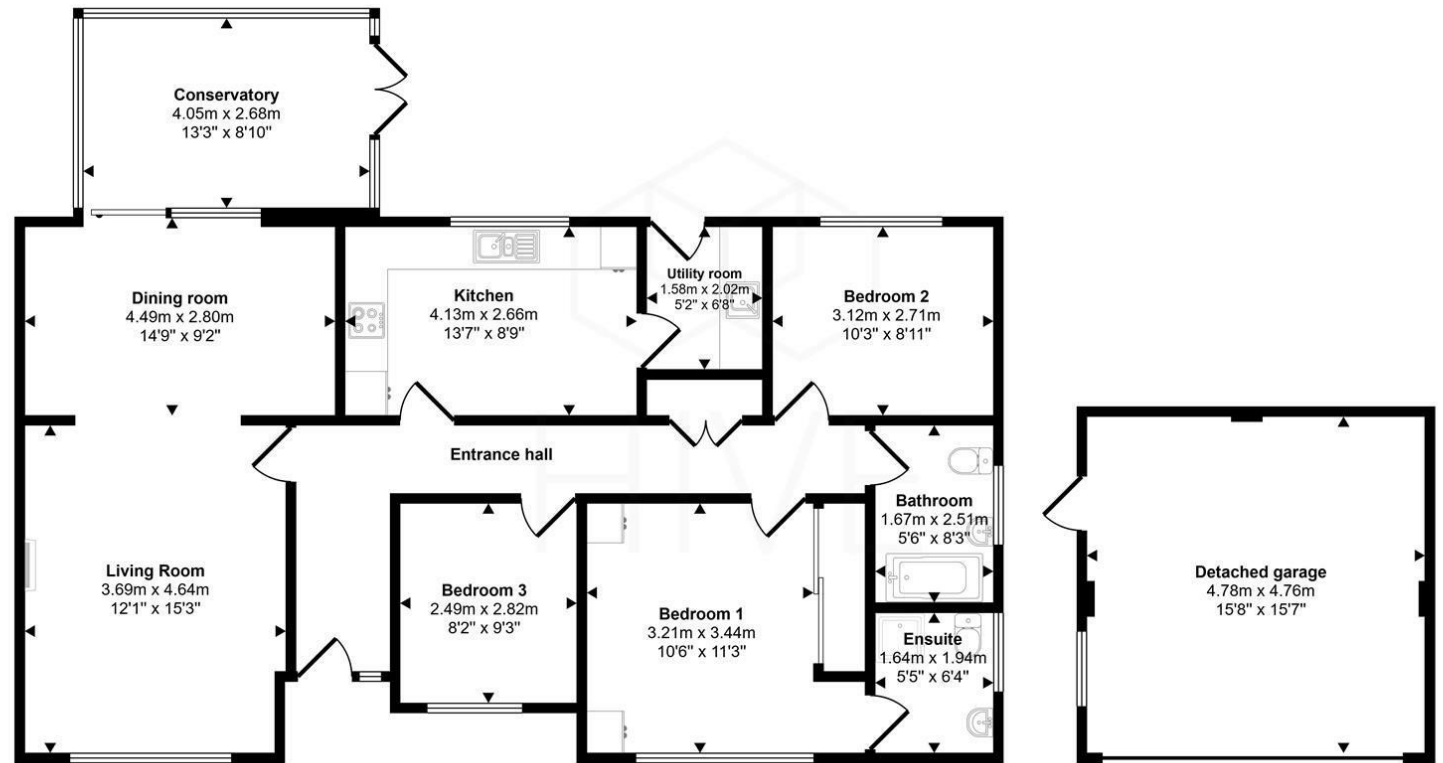
## *Property highlights*

- Sought-after cul-de-sac location
- Detached three-bedroom bungalow
- Offered with no onward chain
- Through lounge/dining room with dual aspect
- Large double glazed conservatory
- Kitchen overlooking the garden with separate utility room
- Principal bedroom with fitted furniture and en-suite shower room
- Two further well-proportioned bedrooms and modern family bathroom
- Ample off-road parking, detached double garage and caravan/motorhome space
- Private, established rear garden with patio, pond and mature planting



# Floor plan and EPC

Approx Gross Internal Area  
133 sq m / 1432 sq ft



Floorplan  
Approx 110 sq m / 1187 sq ft

Garage  
Approx 23 sq m / 245 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





HIVE & Partners Unit F1, Arena Business Centre 9 Nimrod Way, Ferndown, BH21 7UH  
01202 122 002 | [www.hiveandpartners.co.uk](http://www.hiveandpartners.co.uk) | [sales@hiveandpartners.co.uk](mailto:sales@hiveandpartners.co.uk)