

Modern 3 Bedroom Semi-Detached House in Village Centre Location

Tenure: Freehold

Approx 87 sq meters (936 sq ft)

Built circa 2007

**1 Glenwood Road, West Moors
Ferndown, BH22 0EN**

Price £350,000

- Spacious Entrance Hall
- Fitted Kitchen
- Lounge/Dining Room
- Landing
- 3-Bedrooms
- En-Suite Shower Room
- Modern Bathroom
- Gas Central Heating
- PVCu Double-Glazing
- Delightful Courtyard Garden
- Excellent Off-Road Parking
- Viewing Recommended—No Chain!

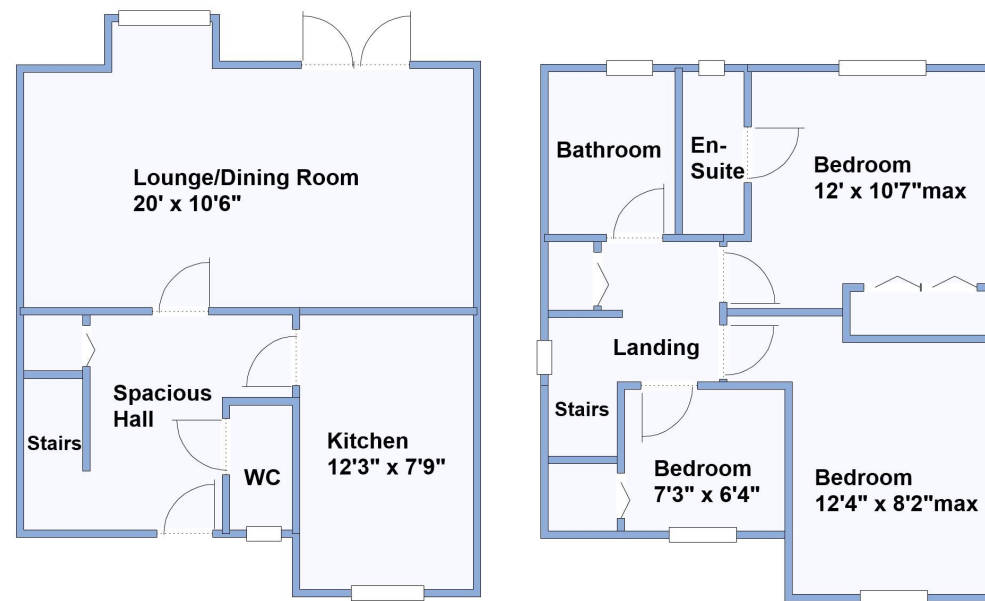
Modern semi-detached house in village centre location, with shops & services close to hand. The property has a pleasant internal layout with a spacious welcoming entrance hall leading to a large lounge/ dining with double doors to delightful courtyard garden.

Accommodation and approximate room sizes:

- **Spacious Hall:** Deep cloaks cupboard.
- **Cloakroom:** Modern WC & washbasin.
- **Lounge/Dining Room:** approx 20' x 10'6" plus square bay window. Feature electric fireplace (untested) & Double doors to garden with exterior sun awning.
- **Kitchen:** approx 12'3" x 7'9". Good range of floor and wall cupboards. High level oven, gas hob with extractor fan above. Plumbing for dishwasher & washing machine. Integrated fridge & freezer (untested).
- **Stairs from Hall to Landing:** Boiler cupboard housing combination gas boiler. Hatch to insulated roof space.
- **Bedroom 1:** approx 12' x 10'7" overall max. Built-in wardrobes.
- **En-Suite Shower Room:** Thermostatic shower, wash basin & WC.
- **Bedroom 2:** approx 12'4" x 8'2" max. Fitted wardrobe.
- **Bedroom 3:** approx 7'3" x 6'4" Plus storage cupboard.
- **Bathroom:** Panelled bath with mixer tap & shower attachment. Pedestal washbasin & WC. Chrome heated towel rail.
- **PVCu Double-Glazing & Gas Central Heating** (system untested)
- **The Front Garden** is laid to block paving providing ample 'off-road parking.
- **Courtyard Garden** enjoys a good degree of privacy, is enclosed by tall fencing and has a wealth of flowers and shrubs. Enclosed side path provides excellent dry storage.
- **Council Tax Band 'D'**
- **Energy Rating 'C'**



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 W05015



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

