



Connells

Balmoral Place
Ferndown



Property Description

Modern 3-Bedroom Townhouse situated in the heart of Ferndown town centre, this contemporary townhouse offers stylish and convenient living. Featuring an open-plan kitchen and dining area and a separate WC,

this home is perfect for both entertaining and family life.

Upstairs, you'll find three well-proportioned bedrooms and a modern bathroom.

Outside enjoy a private rear garden-ideal for relaxing or hosting. The property also benefits from two allocated parking spaces.

This is a fantastic opportunity for families, professionals, or investors seeking a modern home in a prime location with easy access to local amenities, schools, and transport links.

Entrance Hall

Wc

Tiled flooring with front aspect frosted double glazed window, hand wash basin with mixer tap and tiled splashback and low level WC.

Kitchen

9' 6" x 10' 11" (2.90m x 3.33m)

Open plan kitchen/living/diner with wooden effect flooring with a range of soft close high gloss wall and base units, integrated dishwasher and fridge freezer, 4 ring gas hob inset into worktop with extractor hood and fan over, eye level double oven, stainless steel 1 1/2 sink with drainer and mixer tap, front aspect double glazed window and opening to lounge area.

Lounge/Dining Room

13' 8" x 18' 7" (4.17m x 5.66m)

Wooden effect flooring with rear aspect double glazed windows and doors to rear garden, storage cupboard, TV point and radiator.

Bedroom 1

13' 8" x 10' (4.17m x 3.05m)

Carpeted with front aspect double glazed bay window and radiator.

Bedroom 2

12' 11" x 9' 11" (3.94m x 3.02m)

Carpeted with rear aspect double glazed window and radiator.

Bedroom 3

8' 3" x 6' 3" (2.51m x 1.91m)

Carpeted with rear aspect double glazed window and radiator.

Bathroom

Fully tiled floors and walls, low level WC, hand wash basin with mixer tap and vanity unit below, bath with taps and shower over and glass shower screen and side aspect frosted double glazed window.

Front Garden

Hardstanding parking for two vehicles and outside water tap.

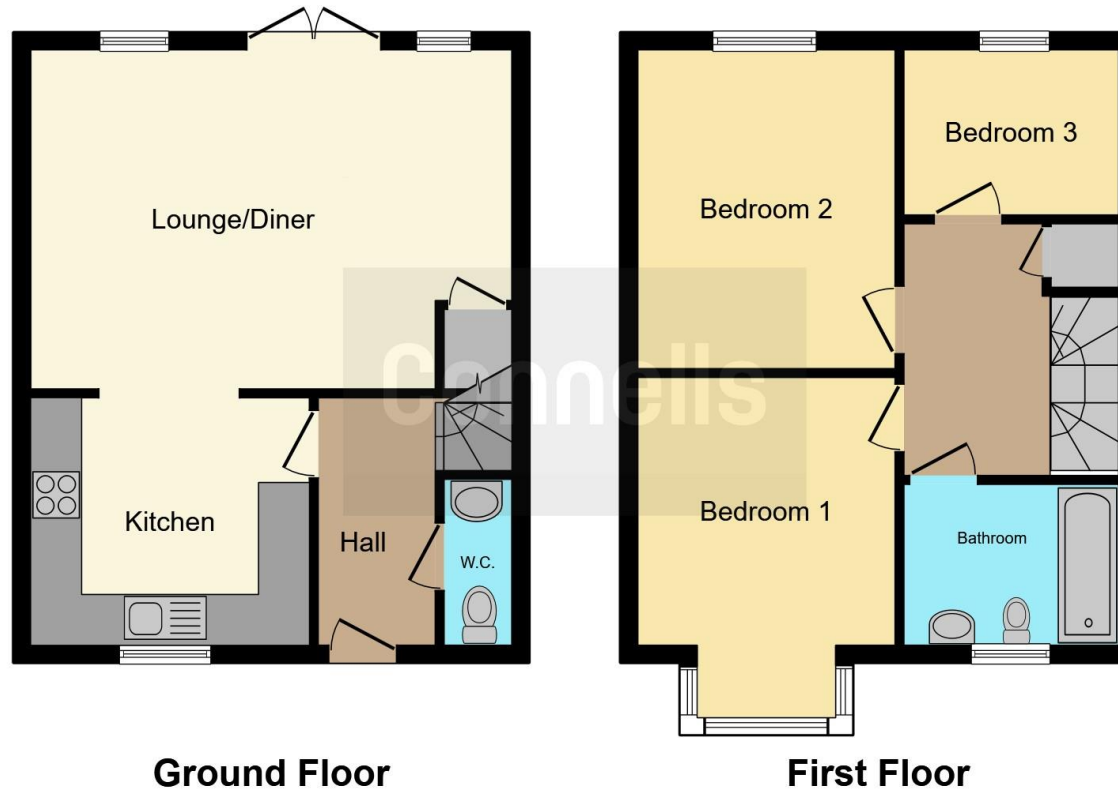
Rear Garden

Fully enclosed garden, part patio and mainly laid to lawn with outdoor covered electrical sockets.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 861 677
E ferndown@connells.co.uk

37 Victoria Road
 FERNDOWN BH22 9HT

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/FDN306090



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FDN306090 - 0006