

Spacious 3 Bedroom Semi-Detached Bungalow in need of renovation
Tenure: Freehold Approx 92 sq meters (990 sq ft)

39 Lockyers Drive,
Ferndown, BH22 8AL

Price £325,000

- Spacious Entrance Hall
- Kitchen
- Large Lounge
- Dining Room with doors to garden
- 3-Double Bedrooms
- Bathroom
- Gas Central Heating
- Part Double-Glazing
- Good-Sized Plot & Brick Workshop
- Off-Road Parking
- Convenient Location
- Lots of Potential! No Chain!

Spacious semi-detached bungalow occupying a convenient location, with shops & services close to hand. The property has a pleasant internal layout with an exceptional large entrance hall. Outside to property sits on a large plot with 'off-road' parking and private garden.

Overall, the bungalow required renovation throughout and offers the new owners a great opportunity to place their own stamp on the Property with room to extend or loft conversion subject to the necessary consents etc.

Accommodation and approximate room sizes:

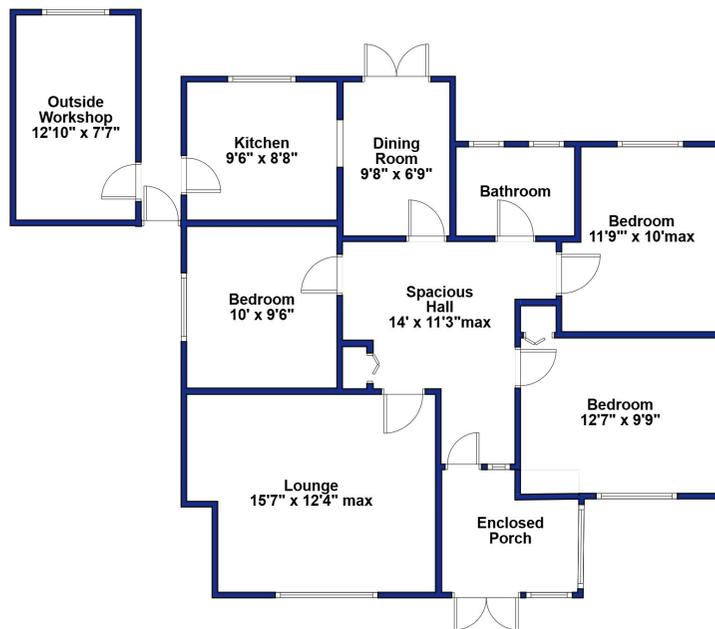
- **Spacious Hall:** An exceptionally spacious hall with laminate flooring. Airing cupboard. Hatch to roof space. Deep cloaks cupboard.
- **Lounge:** Bay window. Feature fireplace.
- **Kitchen:** Range of floor and wall cupboards. Gas point. Plumbing for washing machine. Door to side porch. Archway to:
- **Dining Room:** Fitted kitchen cupboards. Doors to rear garden.
- **Bedroom 1:** Built-in wardrobe. Window to front elevation.
- **Bedroom 2:** Window to rear elevation.
- **Bedroom 3:** Window to side elevation.
- **Bathroom:** Panelled bath with mixer tap & shower attachment. Pedestal washbasin & WC.
- **Part Double-Glazing & Gas Central Heating** (system untested)
- **The Front Garden** offers potential for good 'off-road' parking.
- **Rear Garden:** Mature rear garden with patio area, lawn and mature shrubs & trees. Side gate. Outside tap.
- **Council Tax Band 'C'** **Energy Rating 'c'**



Plot Plan for identification only. Not to scale.



Rear Elevation

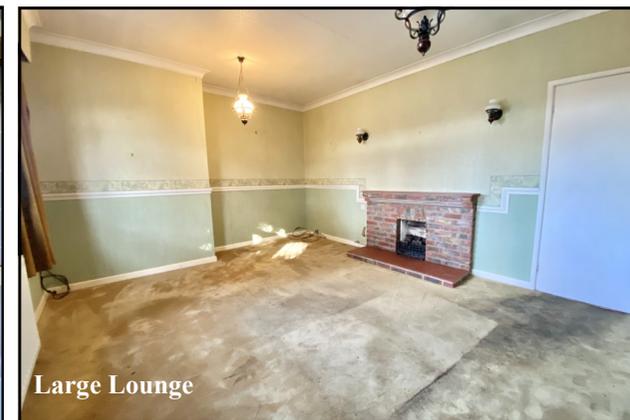


This drawing has been prepared for diagrammatic purposes only. Not to scale.

Lots of Potential!



Kitchen



Large Lounge



Spacious Hall



Private Garden

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 W05194

