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AUTUMN CLOSE
FERNDOWN, BH22 9SX



GUIDE PRICE £450,000

SUBJECT TO PROBATE - This well-maintained bungalow is offered **CHAIN FREE** and is situated within a **QUIET CUL DE SAC**, within walking distance of a local convenience shop, bus route and is only just over a mile from the centre of Ferndown with a fantastic selection of shops and amenities.

The property benefits from a large block paved driveway, with parking for several vehicles and access to the garage via an up over door.

On entering the property, you are welcomed into a spacious entrance hall, providing access to all principle rooms.

The L shaped lounge/dining room is a large open plan living space, with patio doors to the rear garden, a dining area and serving hatch to the kitchen.

The kitchen itself is fitted with a range of base and wall units, an electric oven and hob, fridge, freezer and space and plumbing for a washing machine. There is access to the garden.

There is a four piece bathroom, a corner bath, corner shower, hand wash basin and WC. There is also a separate cloakroom which includes a further WC and hand wash basin.

There are three well proportioned bedrooms, one single and two doubles. The primary bedroom has a large built-in wardrobe.

The private garden is landscaped with a large patio, lawn, mature borders, a shed and access to the rear of the garage.

Energy Performance Rating C

Council Tax Band D

Tenure: Freehold

Parking: Private driveway & garage

Accessibility / Adaptations: Lateral living, level access

Flood Risk: No – But refer to gov.uk, check long term flood risk

Conservation Area: No

Tree Preservation: No

Utilities: Mains Electricity, Mains Gas, Mains Water

Drainage: Mains Drainage

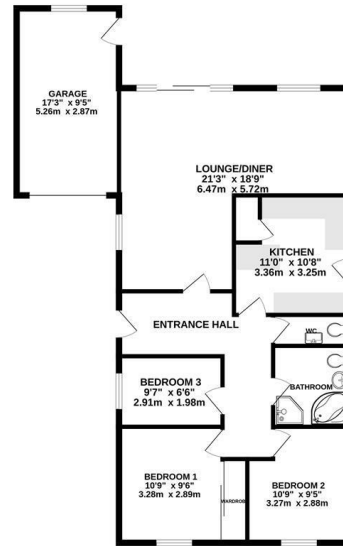
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



Local expertise with powerful national marketing

GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of such, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given. Made with Metropix 12024 10/16/20

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
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