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EDWARDS  
ESTATE AGENTS

WARREN WALK  
FERNDOWN, BH22 9LR



# GUIDE PRICE £335,000

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- NEO-GEORGIAN STYLE HOME
- DELIGHTFUL MEWS SETTING
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- THROUGH LOUNGE/DINING ROOM
- MODERN KITCHEN
- EASY TO MAINTAIN REAR GARDEN
- SINGLE GARAGE IN A BLOCK
- OVERLOOKING COMMUNAL PEDESTRIANISED GREEN
- EASY ACCESS OF FERNDOWN TOWN CENTRE

This attractive three bedroom NEO-GEORGIAN STYLE HOME is perfectly positioned in a delightful MEWS SETTING, overlooking a communal pedestrianised green. The property benefits from a garage in a block.



Access to the front of the house is pedestrian only with a small front garden and front door leading into the entrance hall where you can find a useful modern downstairs cloakroom.

A connecting door then leads into a dual aspect, front to rear through lounge/dining room with a feature double glazed bay window to the front and door leading out to the back garden. There is a small under stairs storage cupboard.

The modern kitchen has a range of base and wall units, with an integral oven and fridge freezer, as well as space for a washing machine. There is a window and door to the garden.

On the first floor you can find three bedrooms, two good sized double bedrooms with built-in recessed wardrobes with bedroom three being a single room. The bedrooms are serviced by a part tiled bathroom with white three piece suite comprising of WC, wash hand basin and panel bath with shower over.

Outside to the front, the property enjoys a delightful location with pedestrian access only and a delightful view over the attractive communal green. At the rear of the property the easy to maintain garden is mainly laid to patio and fully enclosed with panel fencing. Single garage in a nearby block and residents parking area.

The property is within easy access of Ferndown town centre and the nearby nature reserves and its many woodland walks, highly commended schools and easy access routes to both Bournemouth and neighbouring market towns of Ringwood and Wimborne. The local schools for all ages are within walking distance.

Ferndown town centre has an excellent range of shopping, leisure and recreational facilities including the M&S Food Hall, leisure and fitness centre and theatre/social centre. For the keen golfer, several premier golf clubs are only a short drive away.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: C

Tenure: Freehold

Accessibility / Adaptations:

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: On the green in front of the property on common land

Parking: Garage in a block

Utilities: Mains electricity, mains gas, mains water

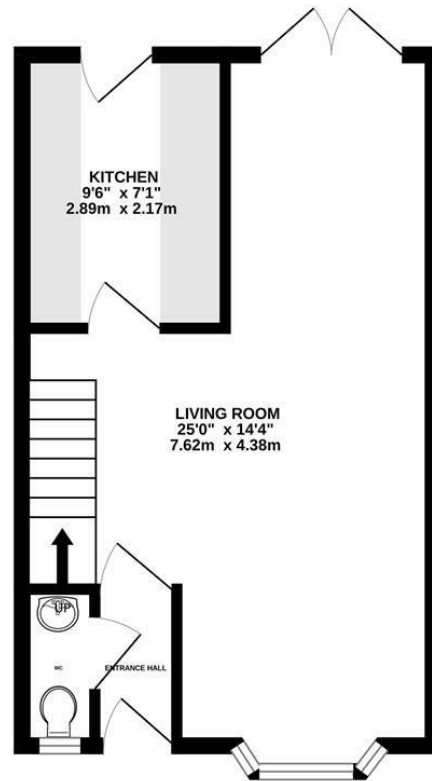
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

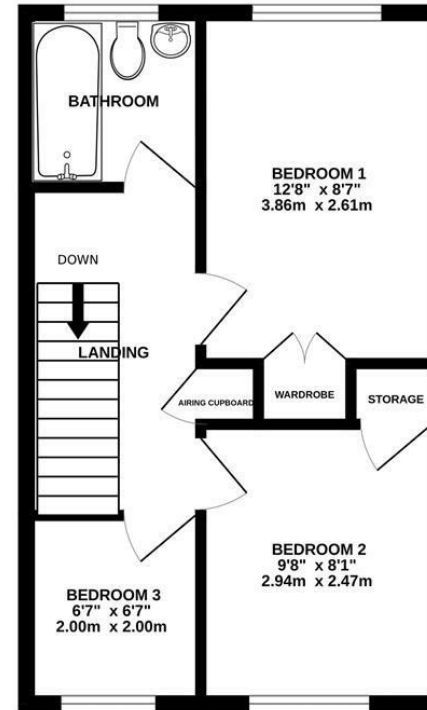
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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