



Ferndown, Dorset
Asking Price Of £495,000


MARTIN & CO



130 Ameysford Road Ferndown, Dorset, BH22 9QE

- Large Beautiful Garden
- 3 Bedroom Bungalow Set On A Double Plot
- Potential To Modernise
- Garage & Parking
- Conservatory
- Sought After Location
- STPP Potential To Extend/Develop
- En Suite To Master Bedroom
- Plenty Of Storage
- EPC Rating E / Council Tax Band C



PROPERTY INFORMATION & LOCATION

This bungalow is set on a good size double plot at the bottom of Ameysford Road. With trees and woodland to both the front and rear aspect of the plot the bungalow sits in a stunning location. The property has the potential to modernise areas inside and STPP extend if required.

The bungalow is within 2 miles of Ferndown High Street which has a selection of independent high street shops, cafes and restaurants. The property is within walking distance of a corner shops, local schools and has excellent access to the A31.

ENTRANCE PORCH & STORAGE ROOM

The access to the property is to the side aspect of the bungalow. You enter the porch which has a door leading to a useful storage room.

KITCHEN 10' 1" x 7' 0" (3.08m x 2.14m)

The kitchen is accessed via the entrance porch and the dining room. The kitchen has a range of floor and wall mounted units, a gas hob with electric double oven and space for a slimline dishwasher. There is a door leading to the utility room and bathroom. The utility room houses a combi boiler, has space for a fridge/freezer and washing machine.

BATHROOM

The bathroom is located off the kitchen/utility room and has bath, wc and hand wash basin.

LIVING ROOM 13' 11" x 11' 11" (4.25m x 3.65m)

The living room is a double aspect room which benefits from a gas fire and some stunning views over the rear garden. Double doors leading to the conservatory.

CONSERVATORY 8' 1" x 8' 2" (2.48m x 2.49m)

A glass conservatory situated to the rear of the property which benefits from the views over the gardens.

DINING ROOM 10' 2" x 11' 11" (3.12m x 3.64m)

The dining room is to the front aspect of the bungalow and has access to the kitchen and the rest of the bungalow.

MASTER BEDROOM & EN SUITE 14' 10" x 11' 9" (4.54m x 3.60m)

The master bedroom is a good size double with a side aspect view of the garden. The en suite has a shower cubicle with an electric shower, a WC and a hand wash basin.

BEDROOM TWO 8' 7" x 11' 10" (2.62m x 3.61m)

A rear aspect double room with views of the garden.

BEDROOM THREE 7' 8" x 8' 5" (2.34m x 2.59m)

A front aspect single room.

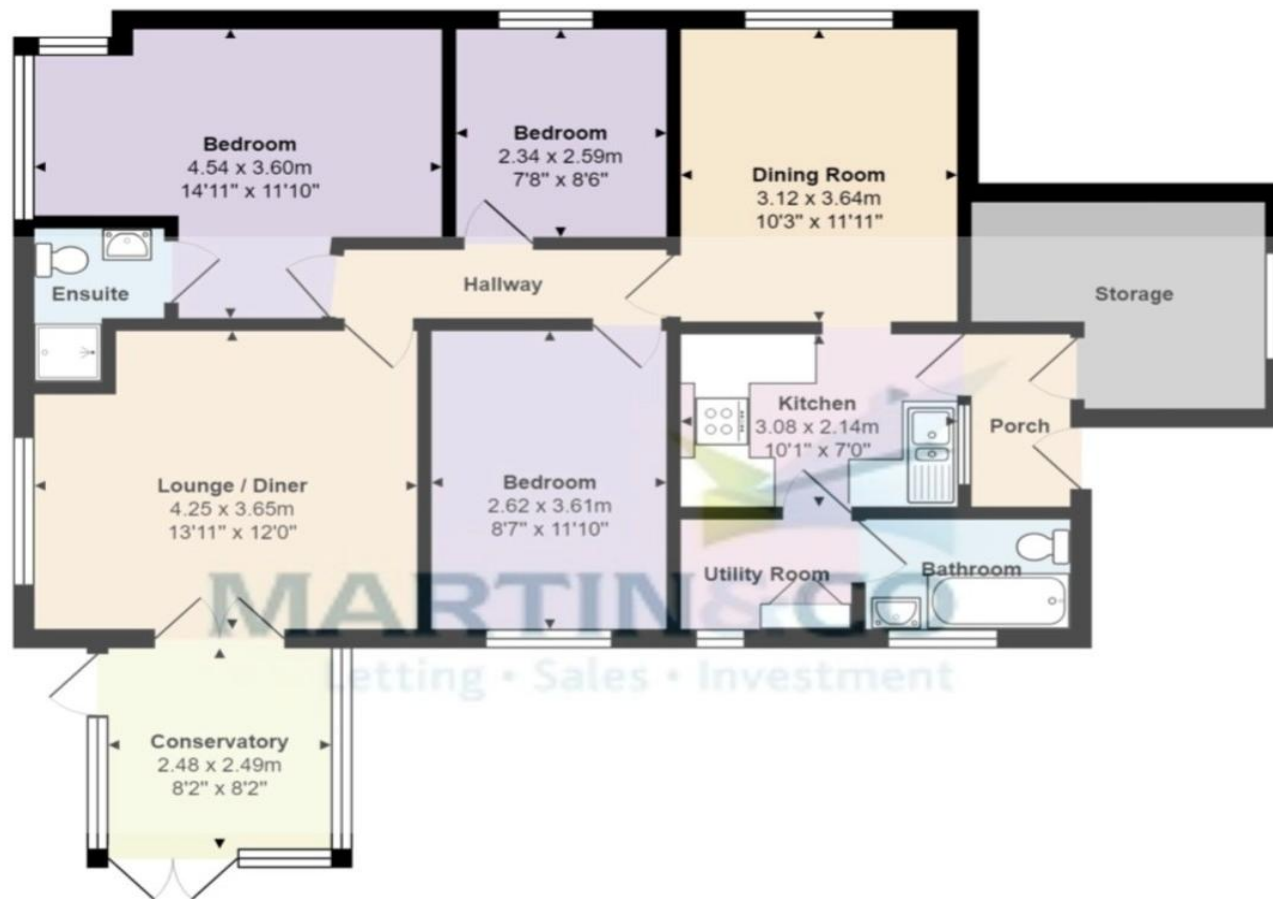
GARDENS

The bungalow benefits from a large west facing mature garden. The garden wraps around the bungalow, its mainly laid to lawn and has many different areas of planted borders. A stunning feature is the good size pond with a path through the middle. The gardens have storage sheds, a greenhouse and a double garage with storage room.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Area: 95.4 m² ... 1026 ft²

All measurements are approximate and for display purposes only



Martin & Co Ringwood

42a High Street • Ringwood • BH24 1AG
T: 01425 474005 • E: ringwood@martinco.com

01425 474005

<http://www.martinco.com>



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