



Ferncroft Road

Bournemouth, BH10 6BY

Guide Price £360,000

- No Forward Chain
- Two Bedrooms
- Large First Floor Loft Room
- Scope to Extend (stpp)
- Integral Garage
- Conservatory
- Kitchen/Breakfast Room
- South Facing Garden



HOUSE & SON

House & Son are delighted to be able to offer for sale this 1960's style detached bungalow, in a cul-de-sac location, with scope to improve/extend (stpp). The accommodation boasts entrance hall, lounge, conservatory, kitchen/diner, two double bedrooms and large loft room. Externally, there is a parking to garage and private south facing garden to rear. The local area supports good schooling, shopping, road travel links to further afield and the Stour nature reserve.

ENCLOSED PORCH

Provision for shoes and coats etc. Part obscure glazed front door to entrance hall.

ENTRANCE HALL

13' 2" x 5' 3 max" (4.01m x 1.6m)

Communicating hallway, all principal doors leading off:

Continued- Radiator. Airing cupboard with pre-lagged tank fitted immersion and shelving.

LOUNGE/DINER

15' 6" x 12' 0" (4.72m x 3.66m)

Feature double glazed French doors, access directly onto conservatory and Southerly aspect rear garden. Radiator. TV aerial connection point. Surround fireplace with step up hearth. A room with an abundance of natural light.

CONSERVATORY/SUN LOUNGE

11' 5" x 6' 9" (3.48m x 2.06m)

A charming illuminated room. UPVC panelled and double-glazed windows over, with inset double-glazed French doors accessing onto South Facing Garden.

KITCHEN/DINER

17' 0" x 8' 0 plus door recess" (5.18m x 2.44m)

Double glazed window with view over landscaped easy maintenance front garden and views towards Hurn. One and half bowl stainless steel sink unit and drainer, mixer taps over, Kitchen cabinets finished in "natural wood tone". Fitted range of eye level units, incorporating display shelf, complementing fitted range of base units with drawers, roll top work surfaces over. Part tiled walls. Space for gas cooker, space for fridge/freezer, space and plumbing for washing machine. Wall mounted gas fired boiler. Recessed closet with shelving. Provision for table and chair set. Double glazed window to side, double glazed door access to side pathway.

BEDROOM ONE

12' 8" x 12' 0" (3.86m x 3.66m)

Double glazed window to rear, view over South facing private garden. Radiator.

BEDROOM TWO

11' 5" x 9' 9" (3.48m x 2.97m)

Double glazed window to front, with view over tree lined Ferncroft Road and views towards Hum. Radiator. Built in cupboard.

BATHROOM

11' 2" x 5' 8" (3.4m x 1.73m)

Two obscure double glazed windows to side. Tiled walls and floor. Currently arranged with shower glazed cubicle with hinged opening door, fitted shower. Pedestal wash hand basin. Low level WC. Radiator.

LOFT ROOM/OCCASIONAL ROOM

18' 3" x 9' 8" (5.56m x 2.95m)

Part vaulted ceiling, dual insert Velux style windows. Access door into remaining storage to roof.

OUTSIDE FRONT

There is a dwarf boundary wall to front.

DRIVEWAY

Parking for several vehicles. Driveway leading to integral garage.

INTEGRAL GARAGE

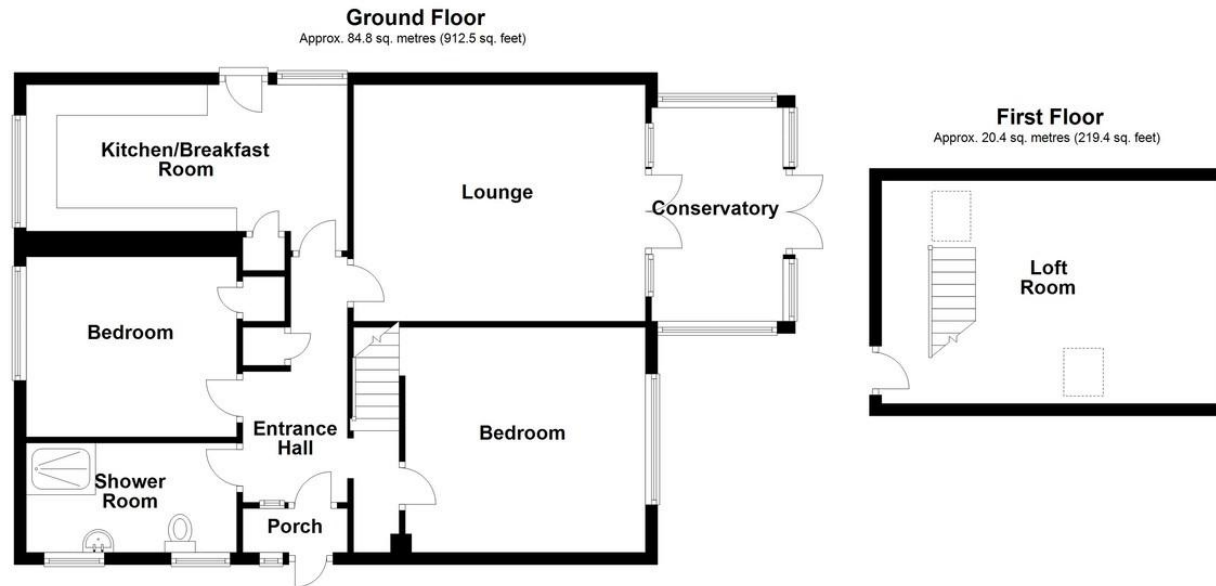
16' 5" x 8' 0 approx" (5m x 2.44m)

"Up and over door". The front garden is landscaped with mature shrubs.

REAR GARDEN

The rear garden is South facing and has a private patio area, the remaining garden being lawned with shrub borders and fence enclosures.





Total area: approx. 105.2 sq. metres (1131.9 sq. feet)

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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

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Energy performance certificate (EPC)

11 Farnborough Road Bournemouth BH9 2HH	Energy rating D	Valid until 8 December 2035 Certificate reference 00013002-2000-2177-AB04
Property type	Detached house	
Total floor area	75 square metres	

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