

Spacious 2-Bedroom Detached Bungalow in Pleasant Location

Tenure: Freehold

Approx 72 sq meters (775 sq ft)

13 Maloren Way,
West Moors, Ferndown. BH22 0BQ

Price £400,000

- Entrance Hall
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom & Separate WC
- Delightful Private Garden
- Gas Central Heating
- PVCu Double-Glazing & Cavity Wall Insulation
- Long Driveway
- Garage & Summerhouse
- Close to Local Amenities
- Near to Wooded Walks

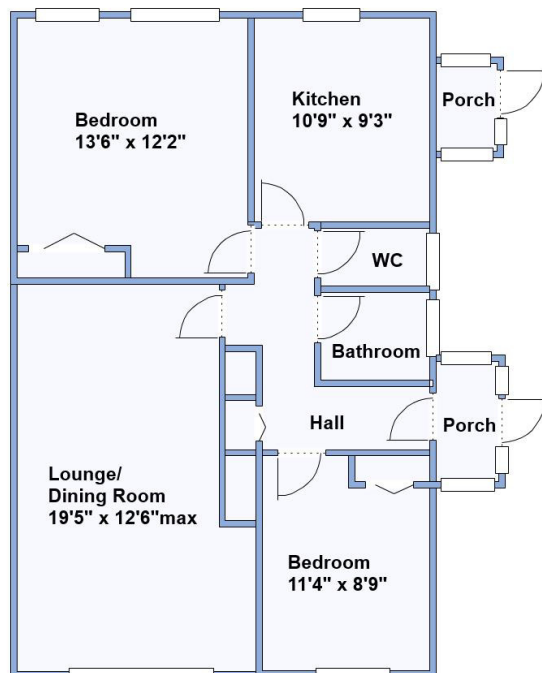
Well maintained detached Bungalow with 2-double bedrooms, occupying a pleasant location in a quiet road near to local amenities & protected forest walks. The bungalow offers well-planned accommodation including a lounge/dining room with a large front window allowing for lots of natural light. West Moors has a comprehensive village centre with good road connections providing easy access to surrounding towns such as Ferndown, Ringwood & Wimborne plus the seaside resorts of Bournemouth & Poole. Viewing recommended!

Accommodation and approximate room sizes:

- Enclosed Entrance Porch
- Hall: Broom cupboard. Airing cupboard. Hatch to insulated roof space.
- Lounge/Dining Room: Feature fireplace with gas fire fitted (untested).
- Kitchen: Range of floor and wall cupboards. Cooker point. Plumbing for washing machine. Stainless steel sink unit. Door to rear porch & garden.
- Bedroom 1: Window to rear aspect. Built-in double wardrobe.
- Bedroom 2: Window to front aspect. Built-in double wardrobe.
- Bathroom: Panelled bath with electric shower over. Pedestal wash basin.
- Separate WC.
- Gas Warm Air Central Heating (system untested)
- PVCu Double-Glazing, PVCu soffits & fascias boards.
- Rear Garden: Mainly laid to lawn with shrub borders & several ornamental trees. Garden Shed. Summerhouse. In all, the garden enjoys a good degree of sunshine and privacy.
- Garage: Up & over door
- Council Tax Band 'D'
- Energy Rating 'tbc'



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 W04770



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

