

**Spacious 2-Bedroom Terraced Character Property in Pleasant Location**

**Tenure: Freehold**

**Approx. 84 sq meters (904 sq ft)**

**54 Oakhurst Road  
West Moors, Ferndown, BH22 0DR**

**Price £375,000**

- Entrance Hall
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Landing
- Delightful Private Garden
- Gas Central Heating
- PVCu Double-Glazing
- Close to Local Amenities
- Near to Wooded Walks
- No Onward Chain!

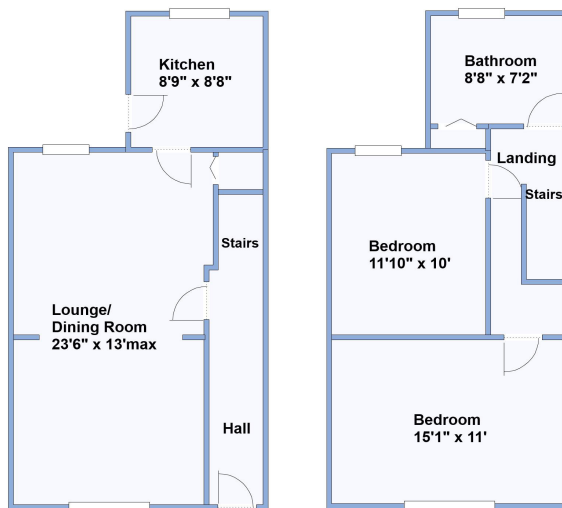


Charming Character House with 2-double bedrooms, occupying a pleasant location in a quiet road near to local amenities & protected forest walks. The property offers well-planned accommodation including a large lounge/dining room and separate kitchen.

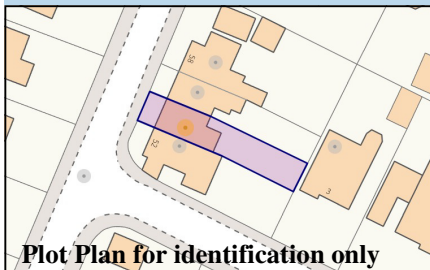
West Moors has a comprehensive village centre with good road connections providing easy access to surrounding towns such as Ferndown, Ringwood & Wimborne plus the seaside resorts of Bournemouth & Poole. Viewing recommended!

Accommodation and approximate room sizes:

- Entrance Hall
- Lounge/Dining Room: Bay window. Storage cupboard.
- Kitchen: Range of floor and wall cupboards. Built in oven. Electric hob with cooker hood over. Enamel sink unit. Integrated dishwasher & fridge/freezer. Door to garden.
- Landing: hatch to insulated roof space.
- Bedroom 1: Window to front aspect. Large built-in wardrobes.
- Bedroom 2: Window to rear aspect.
- Bathroom: Panelled bath with electric shower over. Pedestal wash basin. Plumbing for washing machine.
- Gas Central Heating (system untested)
- PVCu Double-Glazing.
- Rear Garden: Mainly laid to lawn with a small patio area. Garden Shed. Pedestrian gate for rear access.
- Council Tax Band 'B'
- Energy Rating 'tbc'



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



**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 W04839