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Draft Particulars



3-Bedroom Terrace House in Delightful Location

Tenure: Freehold

Approx 67 sq meters (721 sq ft)

**78 Farm Road, West Moors,
Ferndown, Dorset. BH22 0JL**

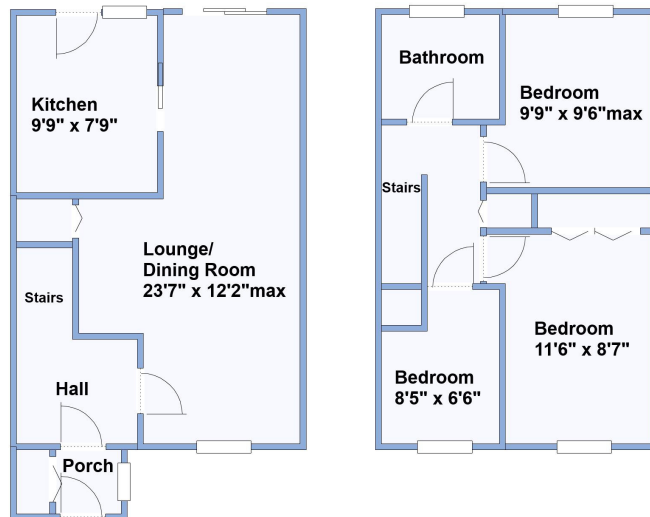
Price £300,000 'offers in excess'

- Entrance Porch & Hall
- Lounge/Dining Room
- Modern Fitted Kitchen
- 3 Bedrooms
- Modern Bathroom
- Gas Warm Air Central Heating
- PVCu Double-Glazing
- Garage in Block
- Delightful Private Garden
- Lovely Location close to forest walks
- Convenient to shops and services
- Viewing recommended

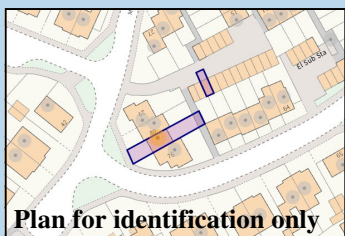
Beautifully Presented 3-Bedroom Terraced House situated in a delightful location just steps away from protected forest walks and a short walk from the comprehensive village centre shops and services. The property has a bright through lounge/dining room leading to a modern fitted kitchen and private enclosed rear garden. Viewing recommended!

Accommodation and approximate room sizes:

- **Entrance Porch:** Storage cupboard
- **Hall:** Stairs to first floor.
- **Lounge/Dining Room:** A bright, through room with pleasant outlook. Under-stairs storage cupboard. PVCu oriel bay window. Patio doors to rear garden.
- **Kitchen:** Range of modern floor and wall cupboards. Built-in double oven and hob with extractor fan over. Plumbing for washing machine. Space for fridge/freezer. Pull out larder cupboard. Cupboard housing Gas warm air central heating boiler.
- **Landing:** Airing cupboard. Hatch to roof.
- **Bedroom 1:** Large built-in wardrobe with sliding doors. PVCu double-glazed window to front aspect
- **Bedroom 2:** PVCu double-glazed window to rear aspect
- **Bedroom 3:** PVCu double-glazed window to front aspect
- **Bathroom:** Modern white suite. Panelled bath with mixer tap & shower attachment. Vanity wash basin & WC
- PVCu Double-Glazing
- Gas Warm Air Central Heating (system untested).
- The front garden is laid to ease of maintenance with Indian Sandstone path.
- The rear garden has an area of patio immediately abutting the rear of the property. Shaped lawn. Flower and shrub borders. Rear gate to Garage Block
- Garage in nearby block at rear of property
- Council Tax Band 'C' Energy Rating 'D'



This drawing has been prepared for diagrammatic purpose 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 W04842