



HEARNES

WHERE SERVICE COUNTS

**Bridges Close, West Moors
Ferndown, Dorset BH22 0NN**

FREEHOLD PRICE

£270,000

“Superb three bedroom semi-detached house with large kitchen & south facing rear garden”

A superb three bedroom semi-detached house with a large kitchen/breakfast room, south facing rear garden and off road parking for two vehicles close to local amenities in West Moors.

- Useful full height storage cupboard enclosed in the front covered entrance porch
- Spacious kitchen/breakfast room measuring approximately 15'6" x 10'6" with a range of fitted units and worktops, space and plumbing for washing machine, under counter fridge and freezer. Double doors providing direct access to the rear garden
- Lounge/dining room with views to the front elevation
- Ground floor cloakroom
- Two double bedrooms and one single located on the first floor
- Family bathroom includes a bath with shower over, low level WC, wash hand basin and part tiled walls
- The fully enclosed south facing rear garden measures approximately 33ft x 16ft with two patio areas ideal for outdoor entertaining with the remainder laid to lawn
- A gate to the rear of the garden provides access to a useful timber storage shed which is also included in the sale of the property
- A further gate provides direct access to the road and woodland

The property is situated approximately half a mile from local amenities and 0.6 of a mile to the nearest bus stop.

Ferndown with its array of shopping, leisure and recreational facilities is located approximately 2.5 miles away.

COUNCIL TAX BAND: C

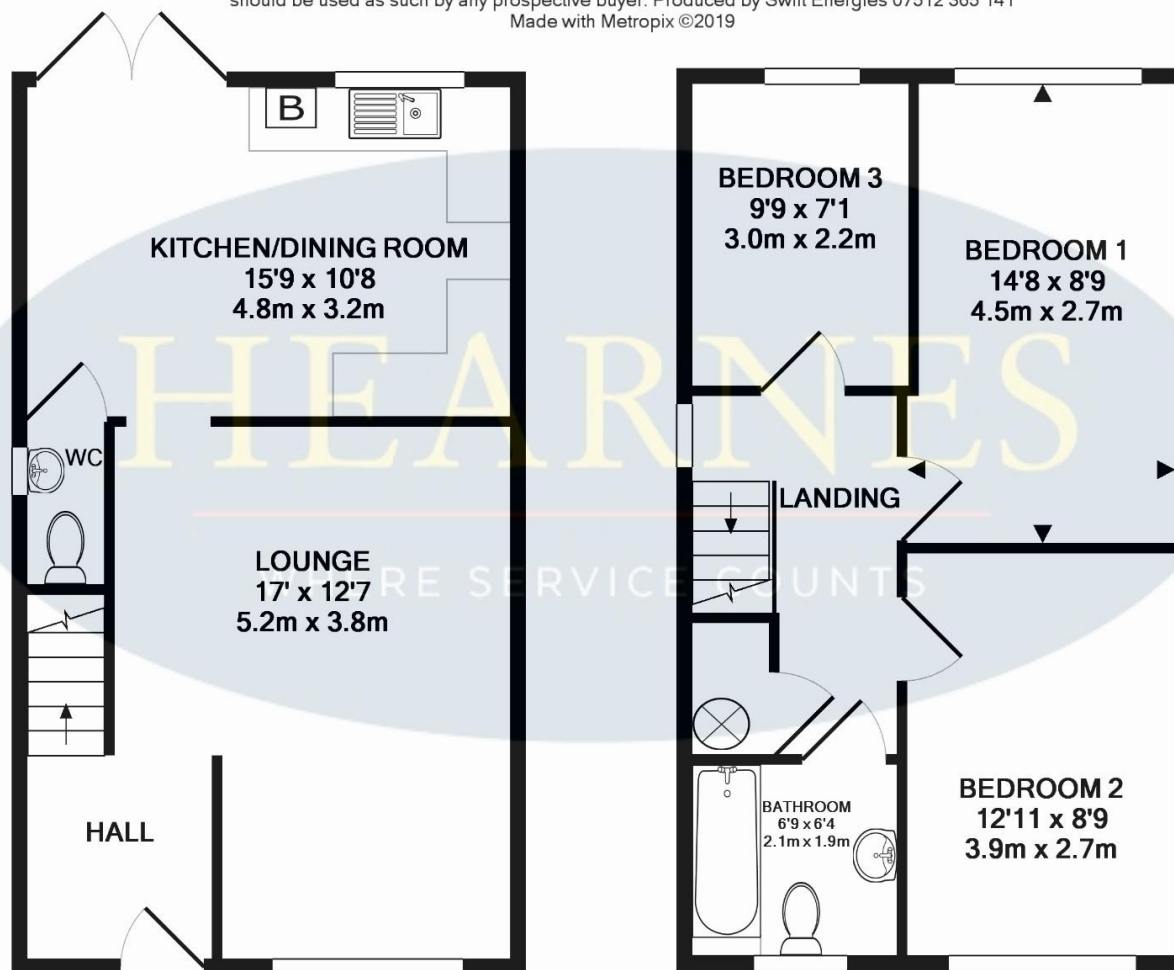
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.3 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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