



HEARNES

WHERE SERVICE COUNTS

**Longacre Drive, Ferndown
Dorset, BH22 9EE**

FREEHOLD GUIDE PRICE

£360,000

“A superbly positioned bungalow requiring modernisation, with potential to enlarge (STPP)”

A well-proportioned two double bedroom detached bungalow which requires modernisation but offers the potential to convert the spacious loft, subject to planning permission. Enjoying a corner plot with off-road parking and a detached single garage, this property is conveniently located in a cul-de-sac less than 200 metres from Marks & Spencer's Food Hall. Offered with immediate vacant possession, keys in office.

- **Detached two bedroom bungalow**
- Spacious 13ft x 10ft Dual aspect **kitchen/breakfast room** with an integrated oven, hob and extractor, a storage cupboard and a door leading out to the sun lounge
- Double glazed **sun lounge** with fitted window and ceiling blinds and direct access to the rear garden
- Dual aspect **lounge** with an electric fireplace creating an attractive focal point in the room
- **Two double bedrooms**, both with built in wardrobes
- Modern fitted **shower room** finished in a white suite, incorporating a double shower cubicle, wash hand basin with vanity storage beneath and WC with concealed cistern
- 37ft x 10ft **Loft space** which provides scope and potential to be converted into further accommodation, subject to the necessary planning consents
- **Wrap around garden** with a lawned area measuring approximately 40ft x 14ft and a courtyard area measuring approximately 25ft x 14ft
- **Off-road parking** for approximately three vehicles
- Detached **single garage** with a metal up and over door and a window
- Double glazing and a gas-fired central heating system

Marks & Spencer's Food Hall is located less than 200 metres away, whilst the town centre is less than 700 metres away. Ferndown offers an array of shops, cafes, restaurants, leisure and recreational facilities. Access to Ferndown's common via a pedestrian path through to Brabourne Avenue is approximately 50 metres away.

COUNCIL TAX BAND: D

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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 1679 SQ.FT. (156.0 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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GARAGE

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 139 SQ.FT.
(12.9 SQ.M.)



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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

