



EDWARDS
ESTATE AGENTS

Fryer Mews
West Moors, BH22 0GB

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West Moors
BH22 0GB

Guide Price £269,950

- Modern three bedroom mews style house
- Exceptionally well presented
- Spacious stylish kitchen
- Living room with French doors to garden
- Allocated car port parking
- Enclosed minimal maintenance garden

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An exceptionally well presented attractive three bedroom end of terrace mews style house, enjoying a popular location close to the village centre of West Moors nearby forest and riverside walks.

Covered outside entrance and front door leads into the entrance hall where you can find a modern downstairs cloakroom. The lounge dining is located at the rear of the property overlooking the garden with a window from the dining area and a set of French doors from the lounge.

A stylish modern kitchen has a range of matching floor and wall units with complimenting working surfaces. There is an integrated electric oven, four ring gas hob with cooker hood over and there is also an integrated dishwasher and fridge/freezer. Flooring is finished with ceramic tiling and window to the front aspect.

Upstairs you can find three bedrooms, two doubles and one single with all the bedrooms enjoying the benefit of built in wardrobes. The bedrooms are serviced by a modern well appointed bathroom with a three piece white suite with a shower over the bath.

Outside the front and rear gardens have been arranged for minimal maintenance with the enclosed rear garden having a paved patio area immediately adjacent to the rear of the house leading out to artificial grass.

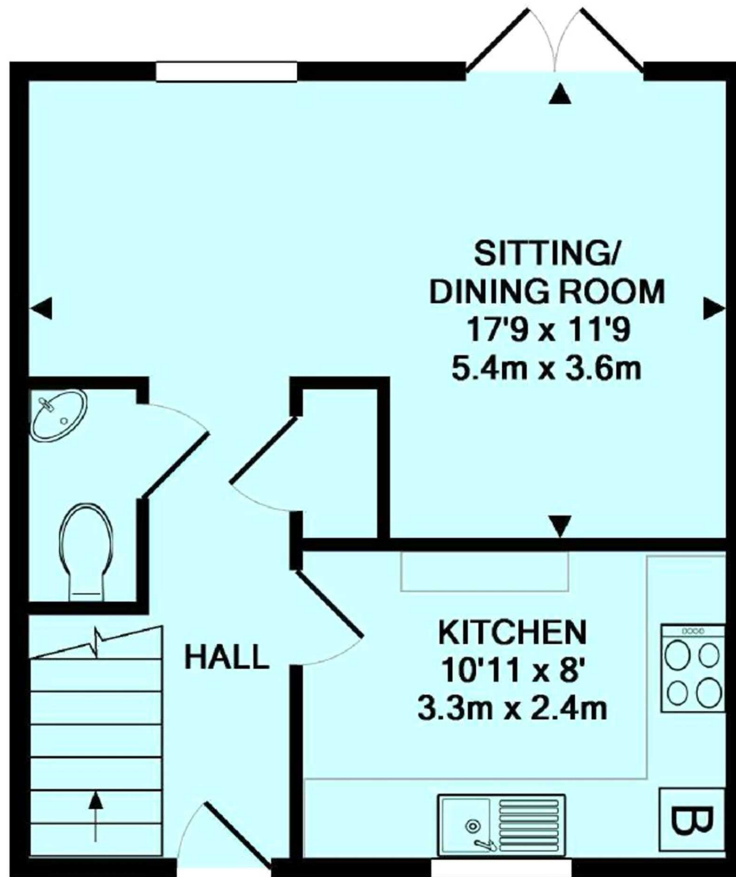
Access can be gained to the allocated car port parking via a rear timber gate.

Agents note: There is currently a small annual service charge of £425 for the maintenance of communal areas.

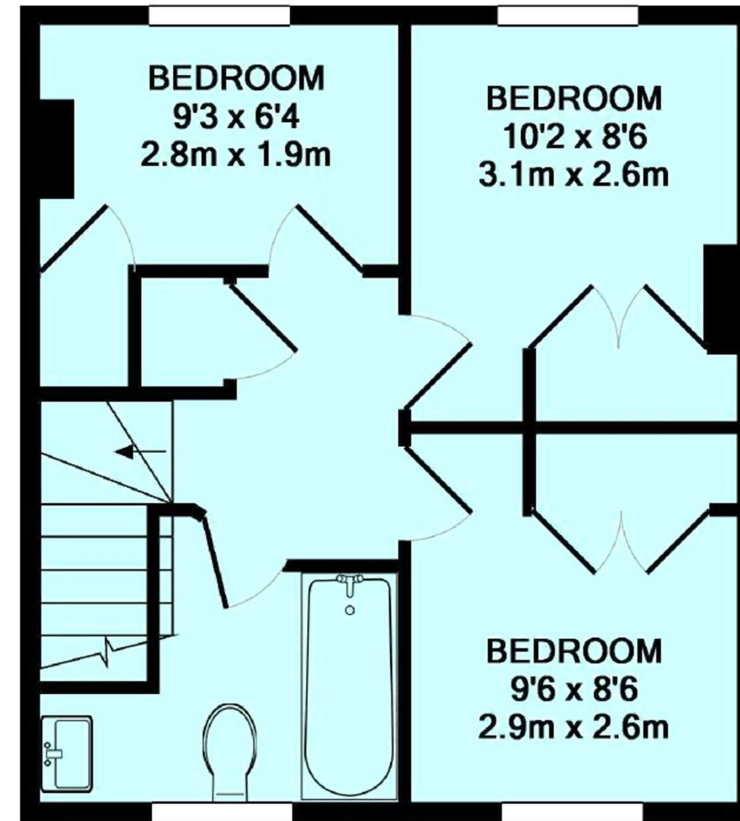
EPC Rating - C

Council Tax Band - C





GROUND FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

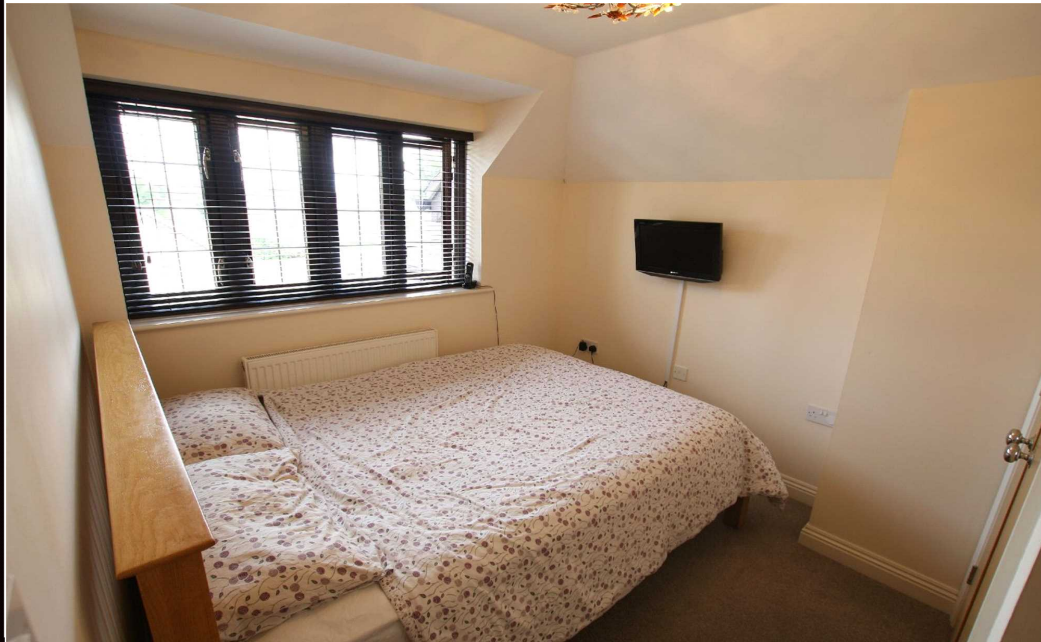


1ST FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.5 SQ.M.)

Whilst every attempt has 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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