

## Spacious 2-Bedroom Detached Bungalow near to amenities

**Tenure: Freehold**

**174 Coppice Avenue,  
Ferndown. BH22 9PN**

**Price £375,000**

- Spacious Hall
- Large Lounge/Dining Room
- Fitted Kitchen
- Conservatory
- 2-Good Bedrooms
- Shower Room/Laundry
- Attic Room & First Floor Bathroom
- Delightful Private Garden
- Gas Central Heating & PVCu Double-Glazing
- Driveway & Garage
- Near to Local Amenities
- No Chain!



Spacious, well presented detached bungalow occupying a mature location near to local amenities & easy access to popular schools, heathland walks & Ferndown Town Centre approximately 1.5 mile distance. Good road connections provide access to surrounding areas such as Wimborne & Ringwood, plus the seaside resorts of Bournemouth & Poole together with the New Forest. The property has been well maintained throughout and is offered with no forward chain! Viewing recommended!

#### Accommodation and approximate room sizes:

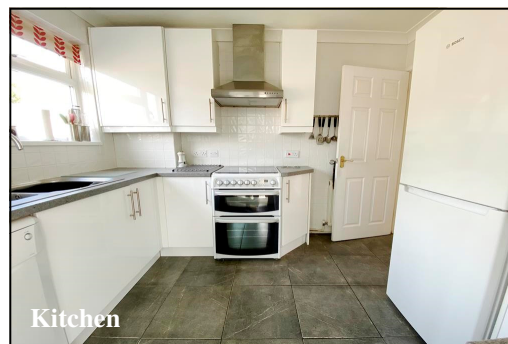
- **Entrance Lobby** with door to: **Spacious Hall**: Deep cloaks cupboard. Laminate flooring. Stairs to landing & attic room.
- **Lounge/Dining Room**: A good-sized room with double doors to private rear garden. Feature fireplace. Laminate flooring.
- **Kitchen**: Good range of white high gloss floor and wall cupboards. Fitted cooker with cooker hood over. Space for dishwasher & tall fridge/freezer. Cupboard housing combination gas boiler. Door to:
- **Conservatory**: 2 sets of patio doors to rear garden. Tiled floor.
- **Bedroom 1**: Range of built-in wardrobes. Front aspect window.
- **Bedroom 2**: Front aspect window.
- **Shower Room/Laundry**: shower cubicle with thermostatic shower. Vanity wash basin & WC. Chrome heated towel rail. Cupboard housing plumbing for washing machine & vent for tumble dryer.
- **Landing Area**: Access to eaves storage space. Velux style window.
- **Attic Room**: Side aspect velux style window.
- **Bathroom**: Panelled bath with mixer tap & shower attachment. Vanity wash basin & WC. Chrome heated towel rail. Fitted storage cupboards. Velux style window.
- **Gas Central Heating & PVCu Double-Glazing**
- **Private Rear Garden**: Delightful private garden with paved patio area and lawn with well stocked shrub borders. Outside tap. In all, enjoying a sunny aspect & a good degree of privacy.
- **Long Driveway** providing ample 'off-road' parking, leading to:
- **Garage**: Up & over door. Side door to garden. Power & light.
- **Council Tax Band 'D'**      **Energy Rating 'tbc'**



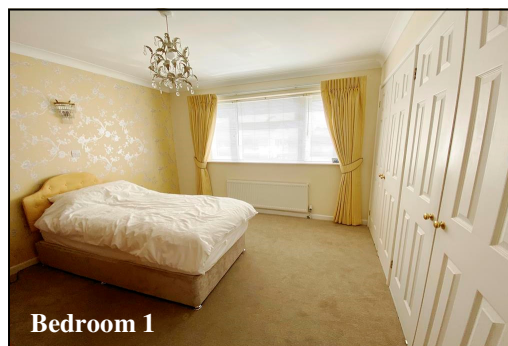
**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05024



Conservatory



Kitchen



Bedroom 1



Shower Room/Laundry



Fitted Kitchen

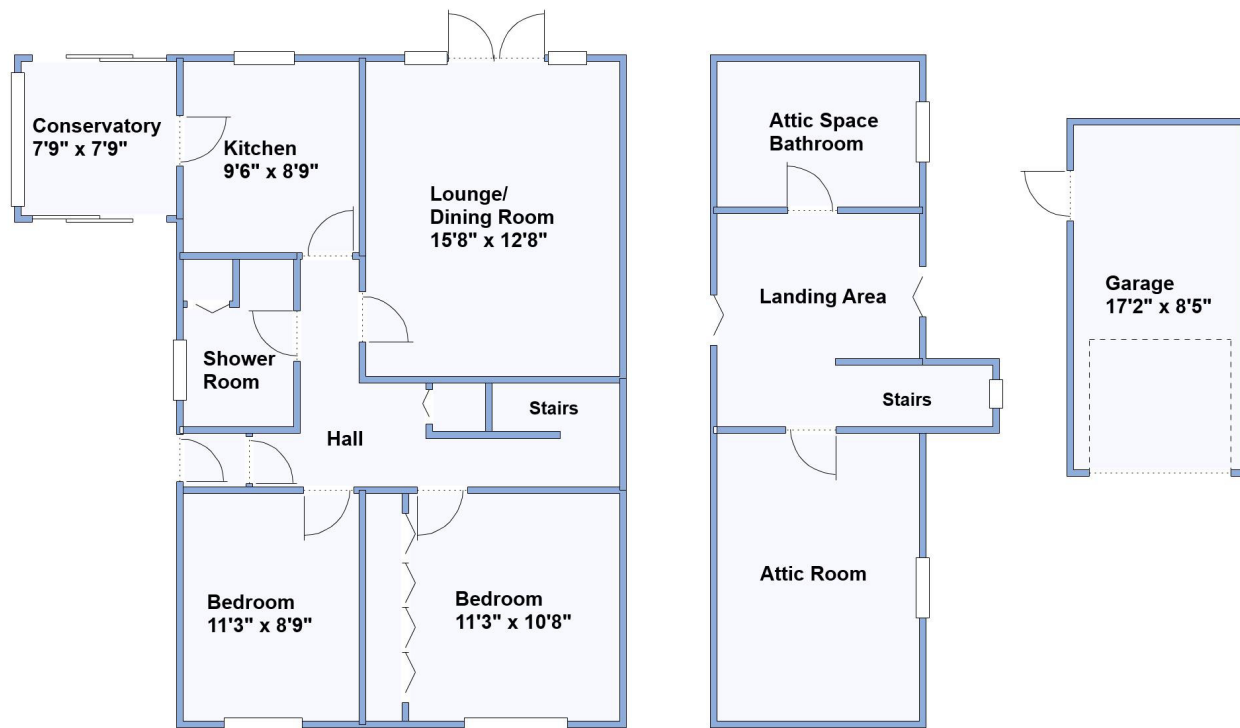


Lounge/Dining Room



Spacious Hall





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

## Good-size corner plot in popular location

