



8 Coppice Avenue
Ferndown BH22 9PU
Guide Price £325,000





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FREEHOLD

This conveniently located and spacious two bedroom bungalow is positioned on a secluded corner plot in this ever popular cul-de-sac location.

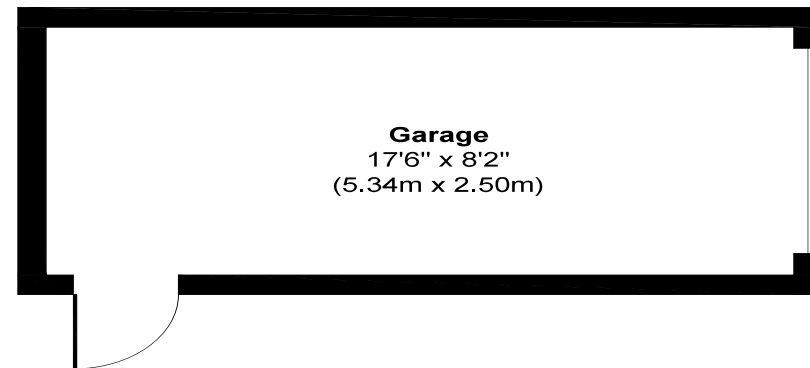
The property has been very well maintained throughout but is now in need of some modernisation, there is excellent potential to extend and improve the property due it's layout and size of plot. Further benefits include a detached garage and NO ONWARD CHAIN.

Two Bedrooms
Excellent Potential To Extend
Detached Garage
Off Road Parking
No Onward Chain
Semi-Detached Bungalow
Secluded Corner Plot
Conservatory
Close To Amenities & Bus Routes
Sought After Cul-De-Sac

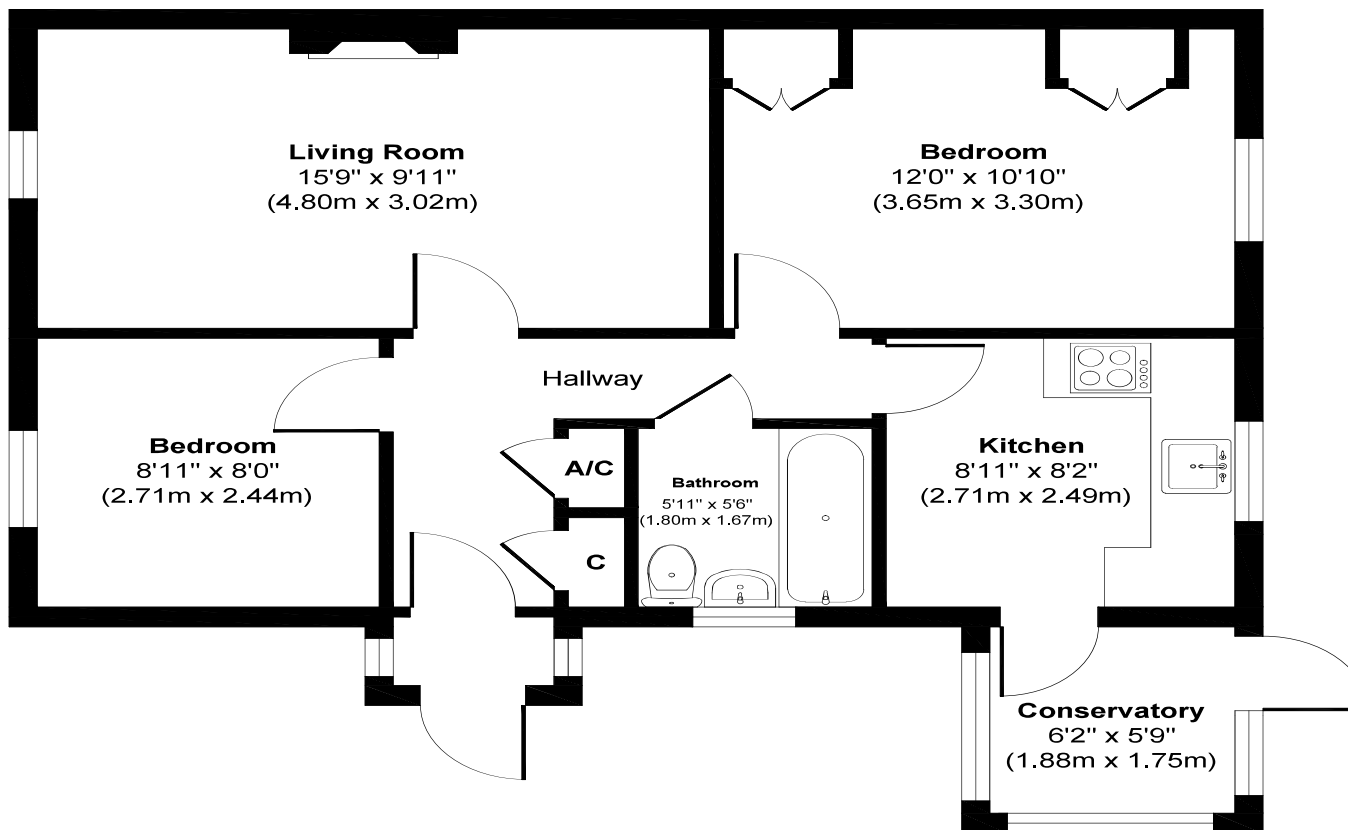
EPC D | Council Tax Band C

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Garage
17'6" x 8'2"
(5.34m x 2.50m)



Living Room
15'9" x 9'11"
(4.80m x 3.02m)

Bedroom
12'0" x 10'10"
(3.65m x 3.30m)

Bedroom
8'11" x 8'0"
(2.71m x 2.44m)

Hallway

A/C

Bathroom
5'11" x 5'6"
(1.80m x 1.67m)

Kitchen
8'11" x 8'2"
(2.71m x 2.49m)

C

Conservatory
6'2" x 5'9"
(1.88m x 1.75m)

Approximate Floor Area 679 sq. ft (63 sq. m)
Approximate Garage Area 144 sq. ft (13.35 sq. m)
Total Area 823 sq. ft / 76 sq. m (including garage)



LOCATION

Coppice Avenue is a very desirable, residential location just a short distance from Ferndown town centre, close to good schools and a range of amenities, including an M&S Food Hall and championship Golf Course. There are bus routes nearby giving you easy access to Bournemouth, Wimborne and Poole, all of which have an excellent range of shops, bars, restaurants and leisure facilities. Award winning sandy beaches and the New Forest are just twenty minutes away and the nearby A31 provides quick access to the Southampton, London and beyond for the commuter by car.

Winkworth Ferndown

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