



ANDY RICHARDSON POWERED BY **exp** TM UK

@ andy.richardson@exp.uk.com

📞 01202 985 153 / 07470 475 993

🌐 andyrichardson.exp.uk.com

Thames Close, Ferndown, BH22 8XA

Offers Over £240,000

🛏️ 2 🚿 1 🚗 1

- Reference AR0108
- Well presented throughout
- Modern bathroom
- Block paved front driveway providing off road parking
- Absolutely ideal first home
- Lovely 2 bedroom terraced house
- Modern kitchen
- Double glazing and Gas heating
- Low maintenance rear garden with raised deck
- Viewings available now via sole agent Andy Richardson



Reference AR0108

This well presented 2 bedroom terraced house is an ideal first home and is located at the end of a cul-de-sac, close to heathland and riverside walks. The property has been updated by the current owners to create a modern-feeling home, ideal for a young family. The ground floor accommodation comprises a modern kitchen, a lounge/dining room with access to the low maintenance rear garden with raised deck. Upstairs there are 2 bedrooms and a fully tiled bathroom. The frontage has been brick paved to provide off road parking via a lowered kerb. Viewings are available now via the sole agent, Andy Richardson.





First Floor

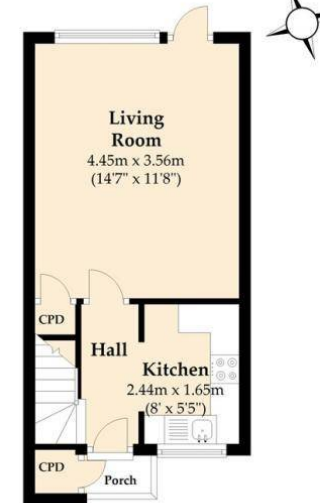
Approx. 25.2 sq. metres (271.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 25.4 sq. metres (273.6 sq. feet)



Total area: approx. 50.6 sq. metres (544.9 sq. feet)

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29