



**94 Coppice Avenue**  
Ferndown BH22 9PL  
**Guide Price £325,000**

**Winkworth**





**GUIDE PRICE £325,000**  
**FREEHOLD**

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

**The property has been very well maintained throughout and features a modern kitchen and bathroom, externally there is a detached garage with light and power and a driveway with car port, further benefits include no onward chain.**

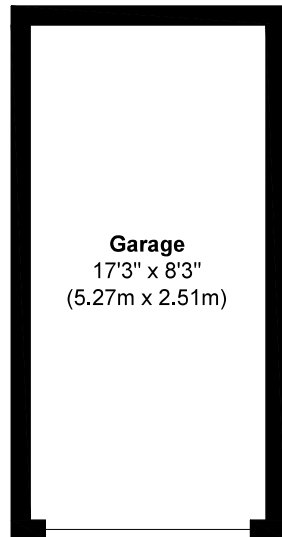
**Semi-Detached Bungalow  
Two Bedrooms  
Excellent Condition Throughout  
Driveway With Carport  
Detached Garage With Light & Power  
Potential Investment Opportunity  
South Facing Garden  
No Onward Chain  
Popular Cul De Sac Location  
Ideal For Downsizers Or First Time Buyers**

**EPC C | Council Tax Band C**

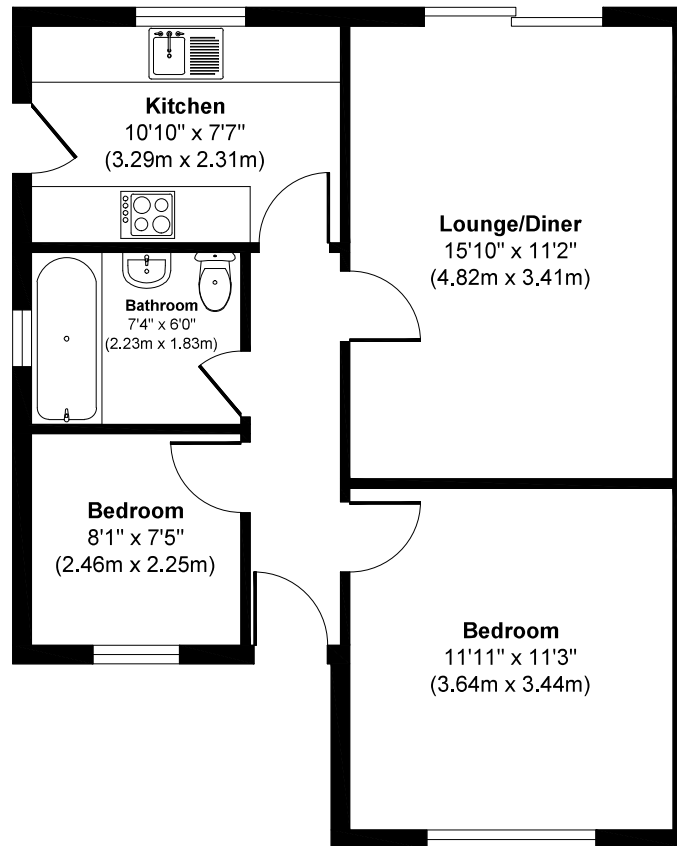
**01202 434365**  
**ferndown@winkworth.co.uk**







**Garage**  
Approximate Floor Area  
142 sq. ft  
(13.22 sq. m)



**Floor Plan**  
Approximate Floor Area  
699 sq. ft  
(65 sq. m)

**Approx. Gross Internal Floor Area 699 sq. ft / 65.00 sq. m**  
Illustration for identification purposes only, measurements approximate and not to scale.





#### 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 Foodhall 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 A31 provides quick access to Southampton, London and beyond.

Winkworth Ferndown

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