



73 Thames Close, Ferndown, BH22 8XA

Asking Price **£220,000**

- Two Double Bedrooms
- Allocated Parking Space
- Gas Central Heating
- Close to Local Amenities
- Ideal FTB/BTL
- Terraced House
- Large Rear Garden
- UPVC Double Glazing
- Viewing Encouraged
- Vendor Suited!

# 73 Thames Close, Ferndown BH22 8XA

VENDOR SUITED! We are delighted to offer for sale this two double bedroom terraced house benefitting from an allocated parking space and large rear garden.



Council Tax Band: B



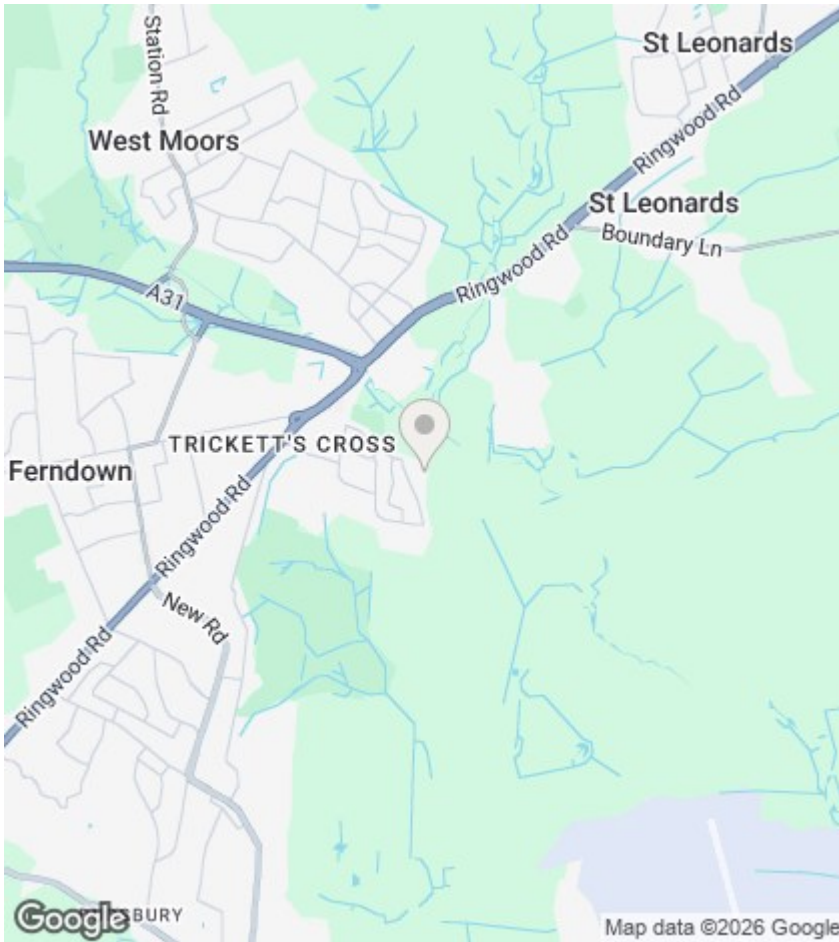
### Thames Close

We believe the property would make an ideal first time purchase or buy to let investment and briefly comprises: two double bedrooms (the second containing two in built storage cupboards), kitchen, bathroom and lounge.

The large rear garden is laid majority to lawn with raised decking. It is enclosed by panel fencing with a gate to the rear for additional access.

Further benefits include an allocated parking space, gas central heating, UPVC double glazing and useful loft space.

With our vendor suited, we are anticipating high levels of interest. Please call our Upton branch for more information or to arrange a viewing.



## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

