



23 Humber Road
, Ferndown, BH22 8XN

Asking price £250,000



23 Humber Road

, Ferndown, BH22 8XN

NO ONWARD CHAIN A well-presented and modern offset terraced home, situated within the New Quarter (1991) in Ferndown, enjoying far-reaching heathland and woodland views to the rear.

The property is offered with vacant possession, making it an ideal purchase for first-time buyers, investors, or those seeking a straightforward move.

Internally, the accommodation is both practical and stylish. The kitchen is fitted with a modern range of base and eye-level units, complemented by an integrated oven with four-ring gas hob and extractor hood above, along with space and plumbing for a washing machine and space for a fridge freezer. A wall-mounted gas boiler serves the hot water and central heating system.

The sitting room benefits from a feature box bay window to the front aspect, allowing for excellent natural light, alongside a large under-stairs storage cupboard. The property is double glazed throughout and has recently been improved with new carpets to the stairs, landing, and principal bedroom.

Upstairs, there are two bedrooms. The main bedroom enjoys a front aspect and is fitted with a comprehensive range of wardrobes, including hanging space, shelving, and inset drawers. The second bedroom is a good size and takes full advantage of the open heathland and woodland views to the rear. The bathroom is fitted with a white suite.

Additional storage is provided via an airing cupboard above the stair void, housing an immersion tank with shelving.

Externally, the property offers a small enclosed rear garden, featuring modern decking, a timber shed, and high-level fencing for privacy. A particular advantage is the provision of two allocated parking spaces—one directly to the front of the property and a second within a small enclosed parking area adjacent to the house.





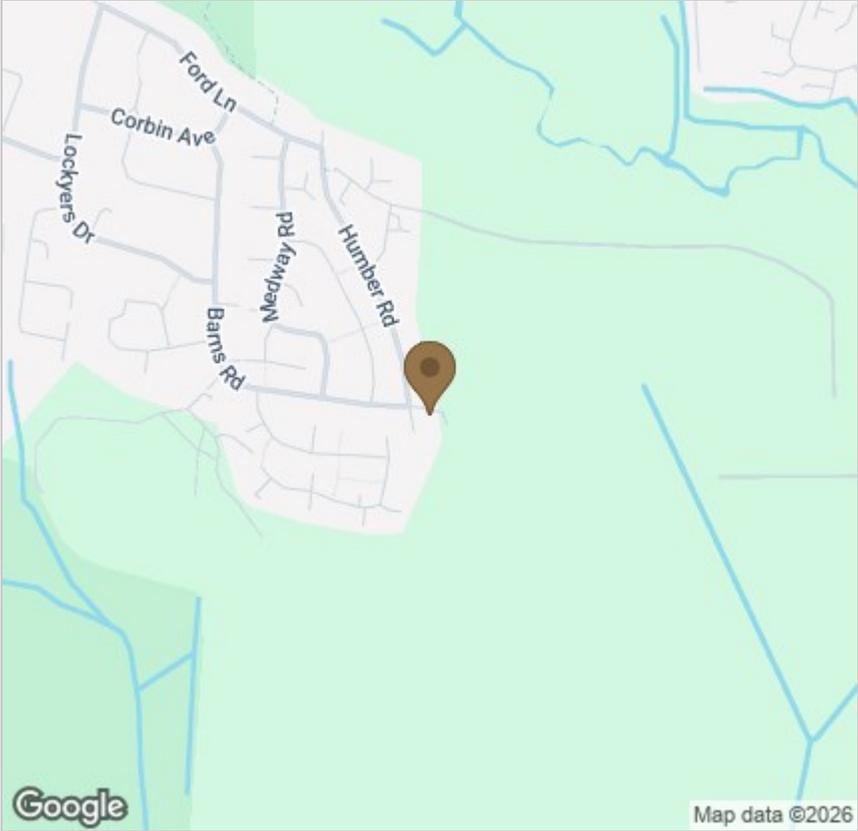
Floor Plan



Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.