



Asking price

£395,000

SHAPLAND AVENUE, BOURNEMOUTH, DORSET BH11 9PY

Freehold



- ◆ SINGLE GARAGE AND OFF ROAD PARKING
- ◆ POPULAR RESIDENTIAL LOCATION
- ◆ GAS FIRED HEATING
- ◆ EASTERLY ASPECT GARDEN
- ◆ TWO BEDROOM DETACHED HOME

A well proportioned, two bedroom bungalow situation on a spacious plot and located within the popular area of Bearwood.

Property Details

Shapland Avenue sits within the heart of Bearwood, ideally located for those wanting access to local amenities and schools. This particular property sits on the easterly side of the road and is slightly elevated from the kerb giving a natural sense of privacy.

The accommodation comprises an enclosed entrance porch which leads to the hallway, providing access to the principle rooms of the home. The living room has been extended and spans the rear elevation of the property, creating an open plan living space which divides into living and dining areas. From the living space there are bi-folding, double glazed doors which open out onto the easterly aspect garden. The kitchen has been tastefully modernised and provides a wide range of both floor and wall mounted units, work surfaces to three sides. Integrated appliances include five ring gas hob with extractor over, sink unit & dishwasher, single oven and space for fridge/freezer. Both bedrooms are double in size and are serviced by a modern family bathroom.

Furthermore, the home has been tastefully refurbished throughout and benefits from gas fired heating as well as being double glazed throughout.





Garden and Grounds

The rear garden being enclosed enjoys a pleasant easterly aspect with a paved sun terrace area offering, in the agent's opinion, a high degree of privacy and seclusion. The remainder of the garden is laid lawn with established greenery and borders with the additional benefit of an external room, which is ideal for remote working or as a music room.

To the right of the home is a pair of gates which lead to the garage benefiting from power & light. The front is predominantly landscaped with ample driveway parking for multiple vehicles.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: Approx 1034 sq ft (91.6sq m)
Heating: Gas fired heating (Combi boiler)
Glazing: Double glazed
Parking: Driveway parking for multiple cars & single garage
Garden: Easterly aspect garden
Loft: Lighting
Services: Electric, water, gas, telephone, drains
Local Authority: BCP Council
Council Tax Band: C
Additional Information:

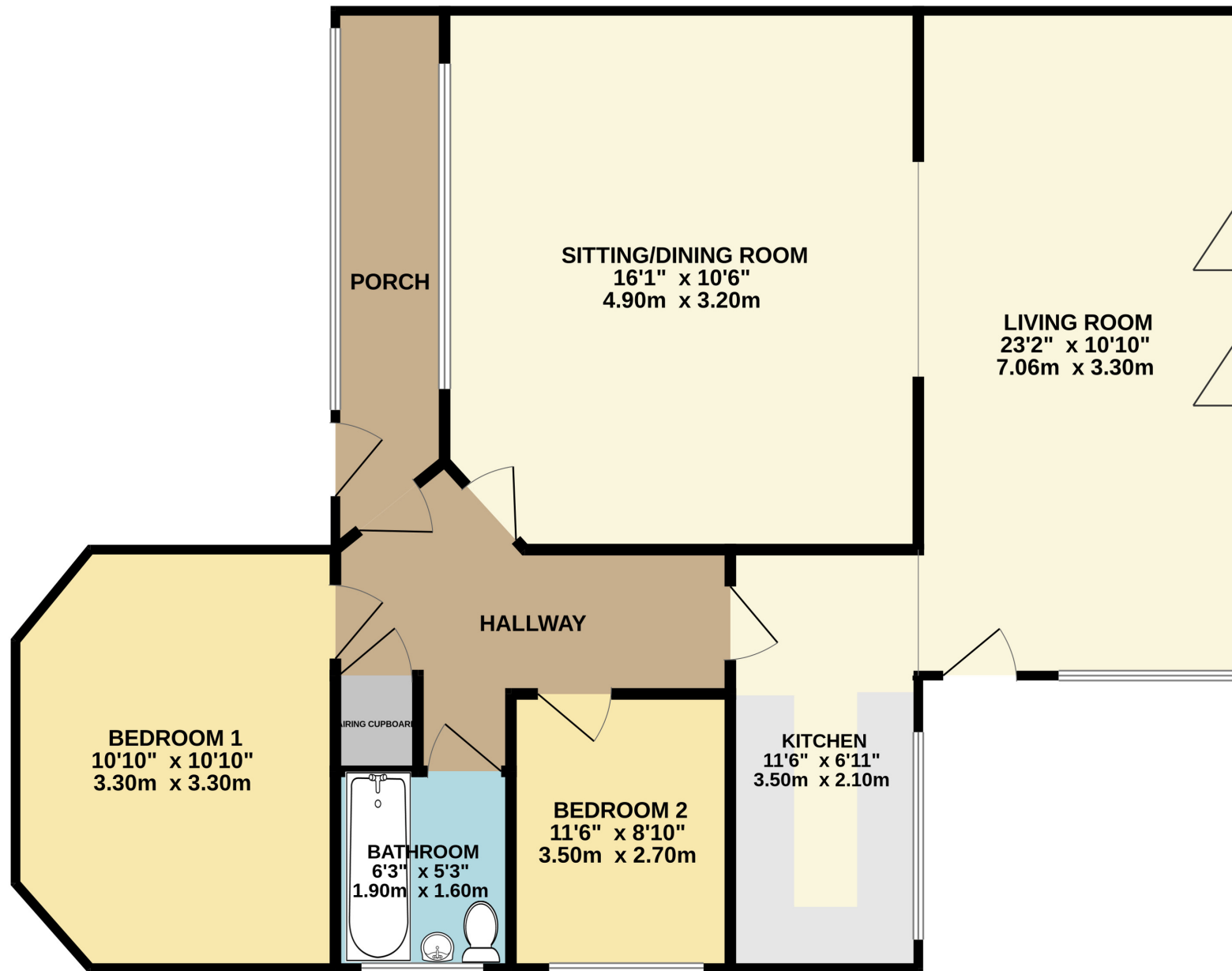
For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

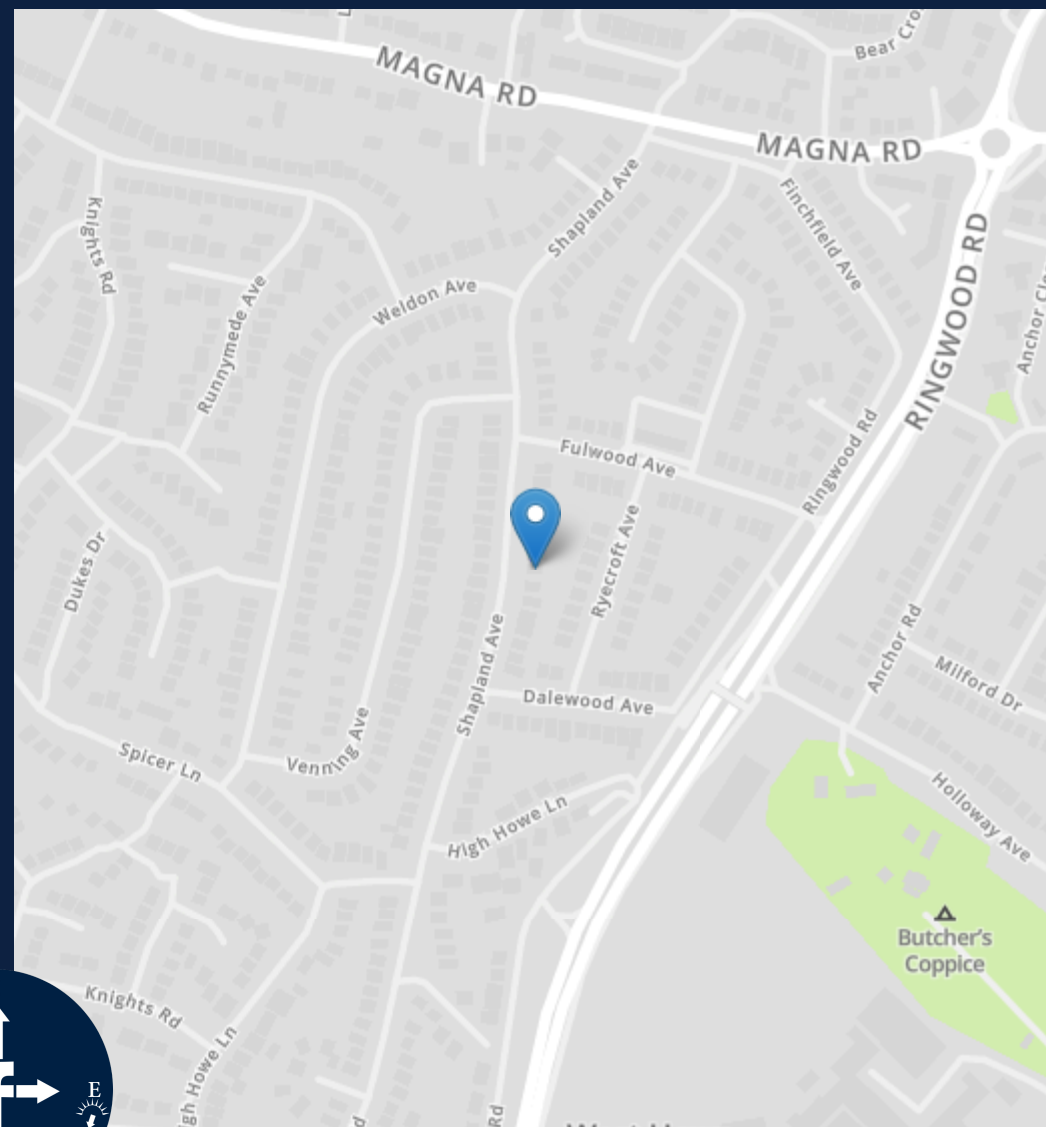
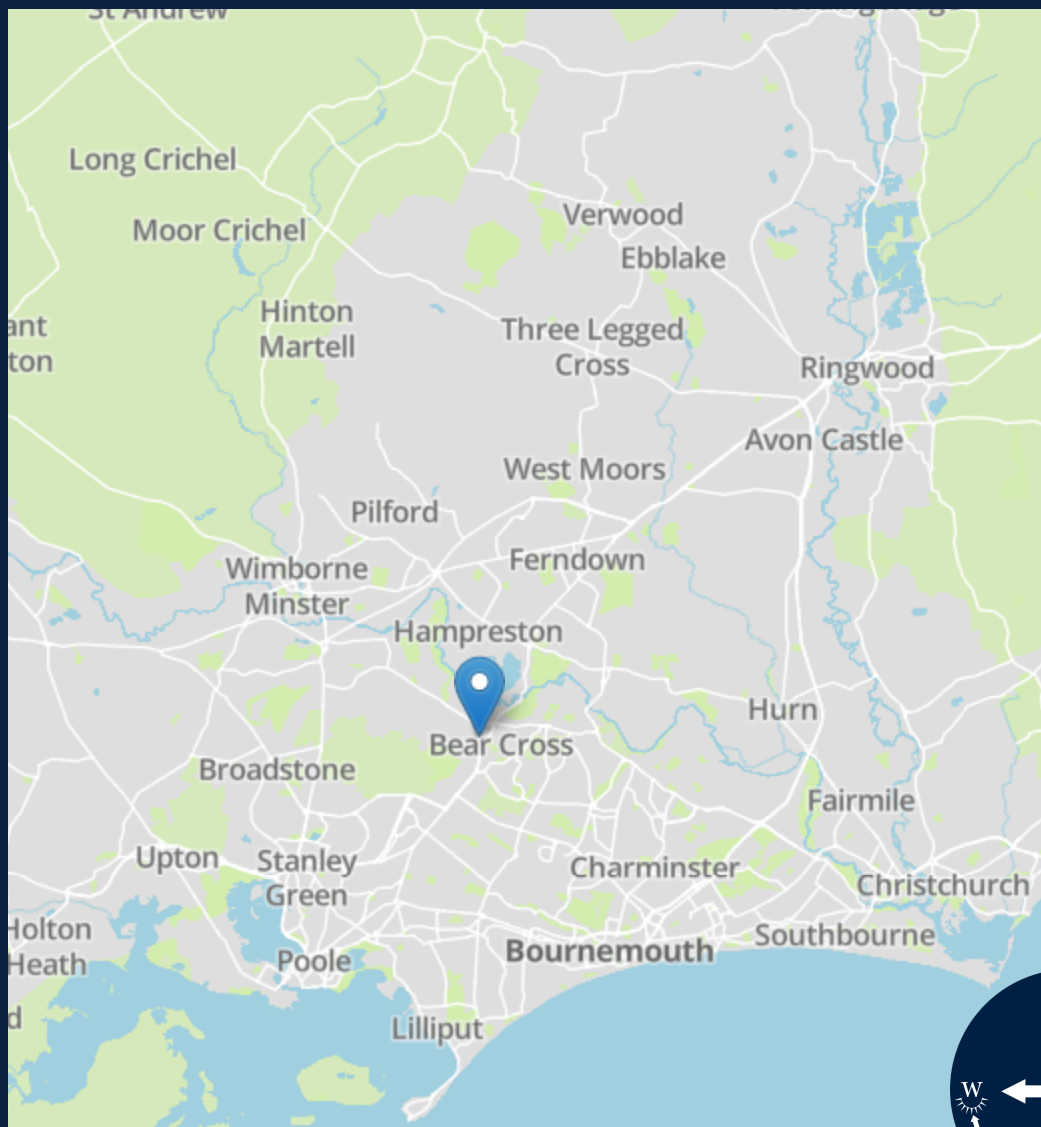




GROUND FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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