



*Asking Price*

£375,000

Freehold

FOXCROFT DRIVE, WIMBORNE BH21 2JY



- ◆ SEMI DETACHED BUNGALOW
- ◆ THREE DOUBLE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ NO FORWARD CHAIN

A semi-detached, three bedroom, bungalow boasting a generous plot, westerly aspect rear garden, detached garage, versatile off road parking and being offered without a forward chain. Scope to extend (STPP).

## Property Description

Foxcroft Drive is a circular road which provides a quiet and peaceful setting. This particular property is positioned on the Easterly edge and, in our opinion, provides scope to be extended (STPP). The accommodation comprises of three double bedrooms, living room, family bathroom and open plan kitchen dining room. The property benefits from being double glazed and there is a gas supply to the property, although the home is currently heated via electric night storage heaters.

## Gardens and Grounds

The front garden is primarily laid to lawn and there is a tarmac driveway leading up the left hand side of the property, which in turn gives access to the detached single garage. Preceding the garage there is a useful carport covering the driveway and the rear garden is also primarily laid to a kept lawn. It is approaching 70ft in length and has a westerly aspect.

## 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: 771.0 sq ft (71.6 sq m)

Heating: Night storage

Glazing: Double glazed

Loft: Yes. No ladder. 25% boarded.

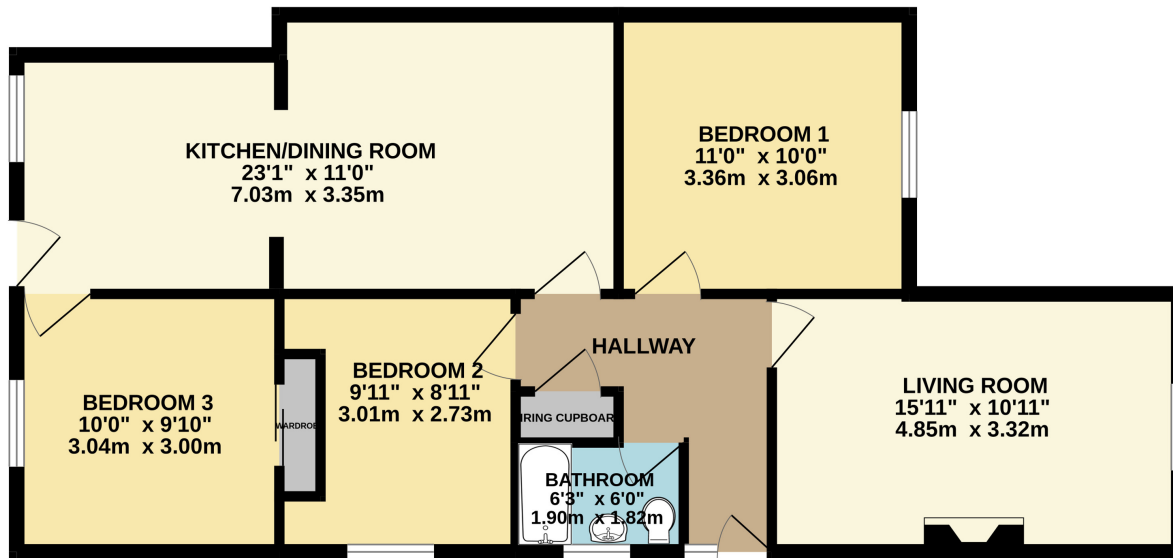
Garden: West facing

Main Services: Electric, water, gas, telephone and drains

Local Authority: Dorset Council

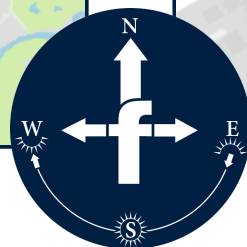
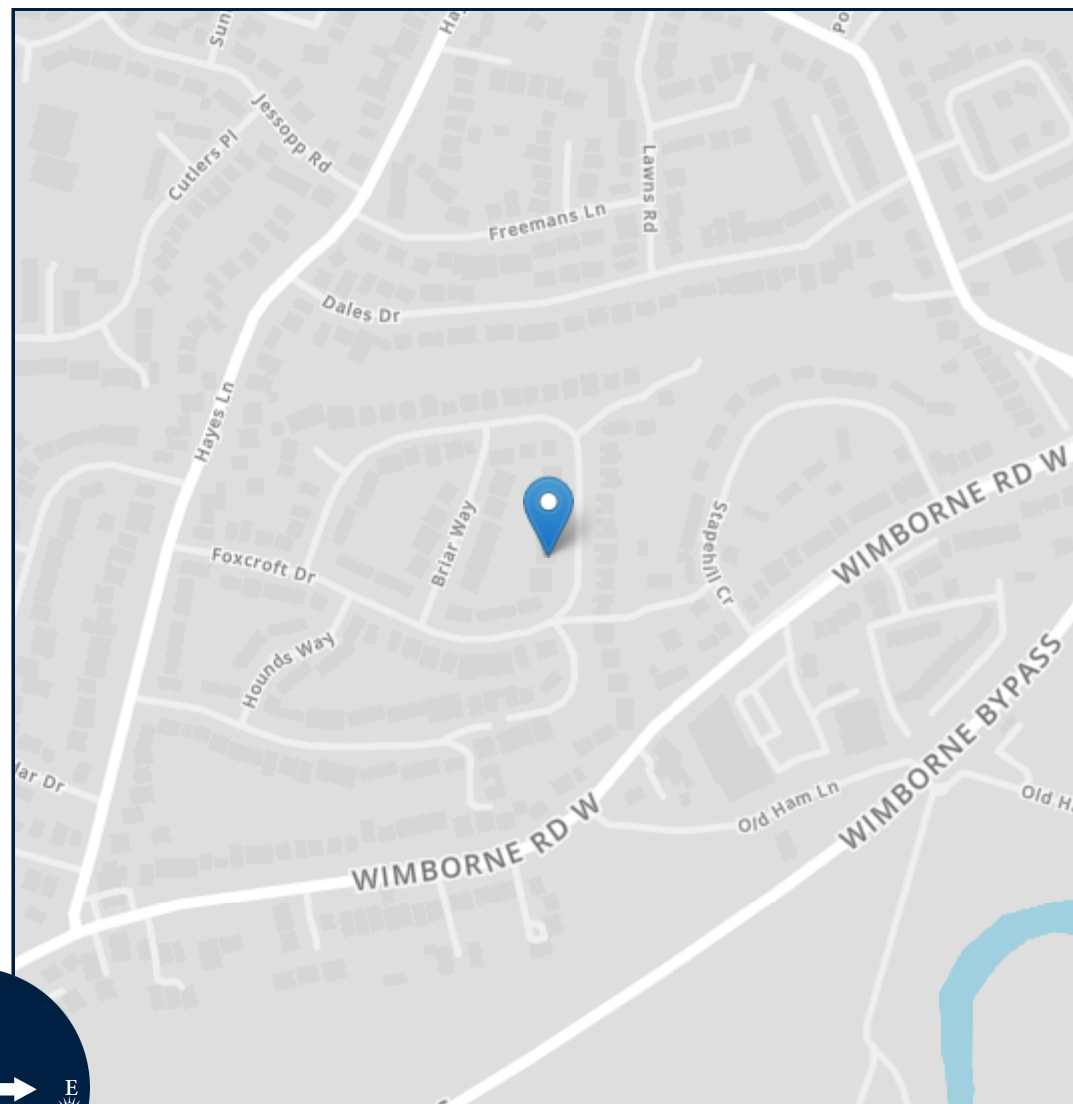
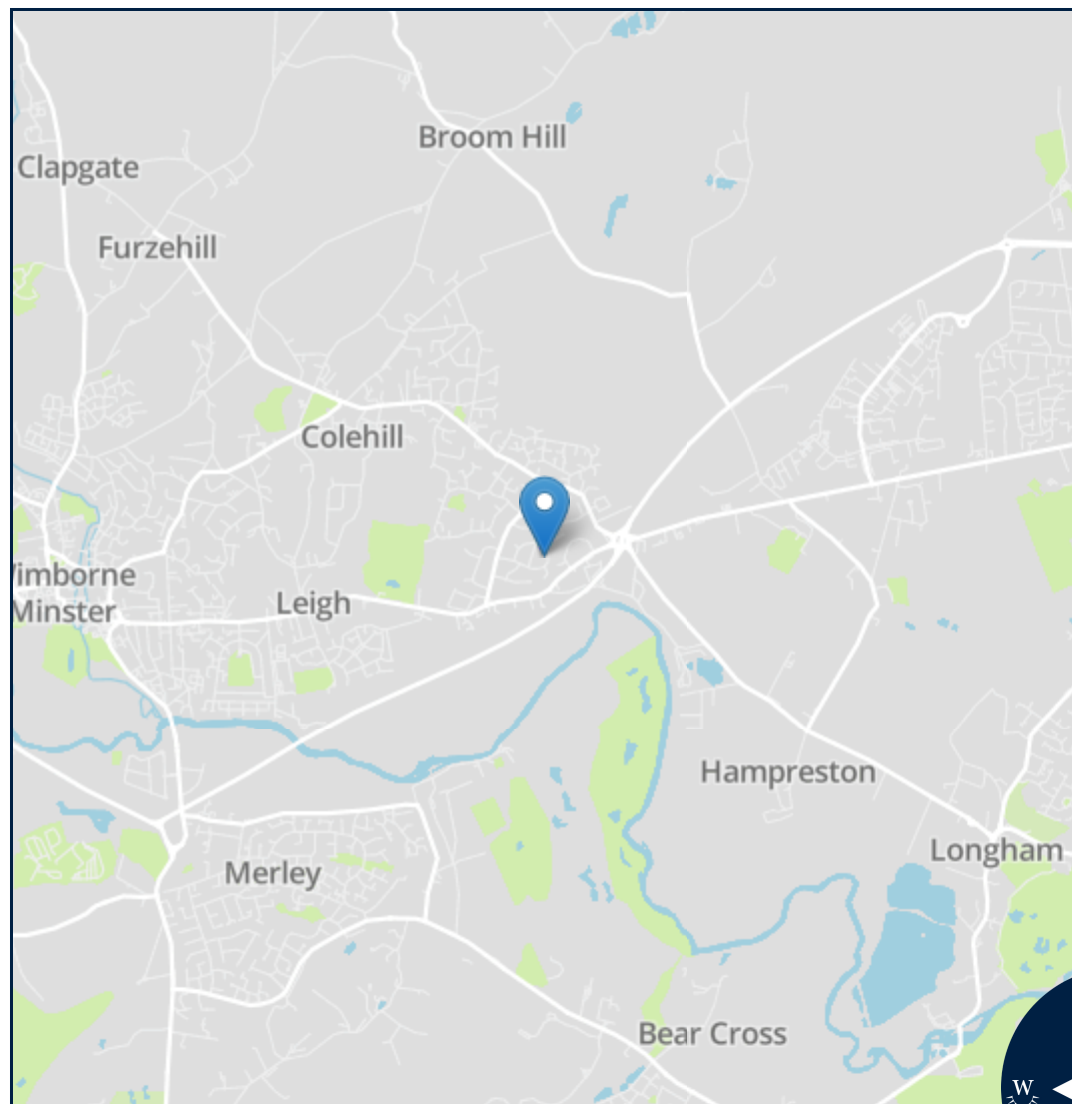
Council Tax Band: D

GROUND FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	38	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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