



*Asking Price*

£400,000

59 FOXCROFT DRIVE, WIMBORNE, DORSET BH21 2JY

Freehold



- ◆ SEMI DETACHED BUNGALOW
- ◆ TWO RECEPTION AND TWO DOUBLE BEDROOMS
- ◆ SCOPE TO EASILY CREATE A THIRD BEDROOM
- ◆ NO FORWARD CHAIN
- ◆ OFF ROAD PARKING
- ◆ WESTERLY ASPECT REAR GARDEN
- ◆ SOLE AGENTS

A well-proportioned and versatile semi-detached bungalow currently offering two bedrooms, with scope to easily become a three bedroom home and also boasting gas fired heating as well as a westerly aspect garden and being offered with no forward chain.

### Property Description

Foxcroft Drive is a quiet residential no through road that predominately comprises of two and three bedroom bungalows. This particular home sits on the easterly edge and is being offered without a forward chain as well as recently completed gas and electrical safety certification. The home has previously been extended and currently offers two double bedrooms, however, the rooms could easily be re-assigned to create three bedrooms of accommodation as well as having the capacity to host an en-suite facility. Furthermore, the property benefited from extensive roof works in 2018 which came with the benefit of guarantees and the home has been double glazed throughout as well as benefiting from gas fired heating.





## Gardens and Grounds

The front garden is predominantly laid to a formal driveway which can easily accommodate two or three vehicles. The driveway leads to the right hand side of the home where it forms a carport and in turn gives access to the rear garden which is primarily laid to a kept lawn and has a westerly orientation.

## 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: 1067 sq ft (99.1 sq m)

Heating: Gas fired (combi) Boiler installed in 2013 & up to date schedule

Glazing: Double glazed

Parking: Driveway and car port.

Garden: West facing

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

Local Authority: Dorset Council

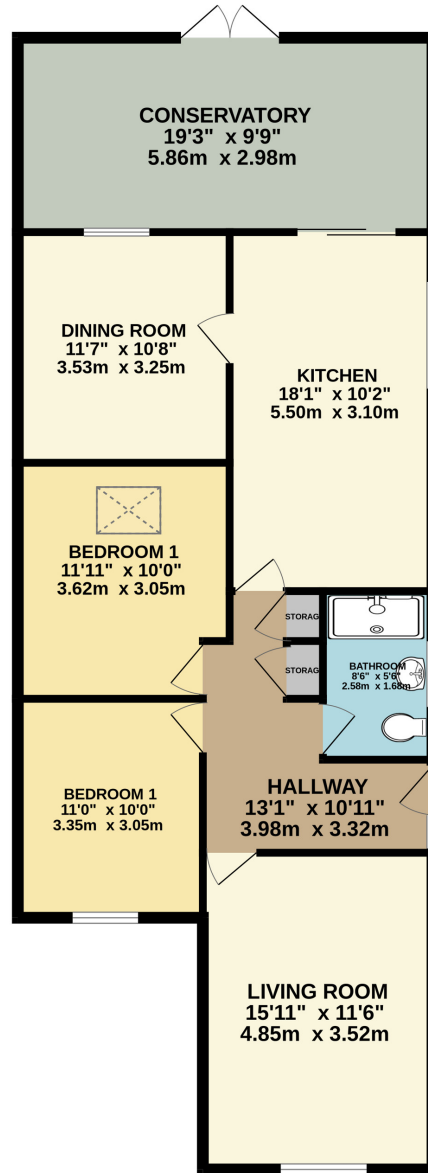
Council Tax Band: C





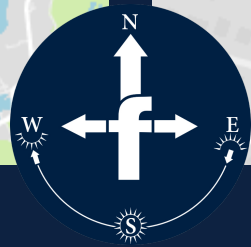
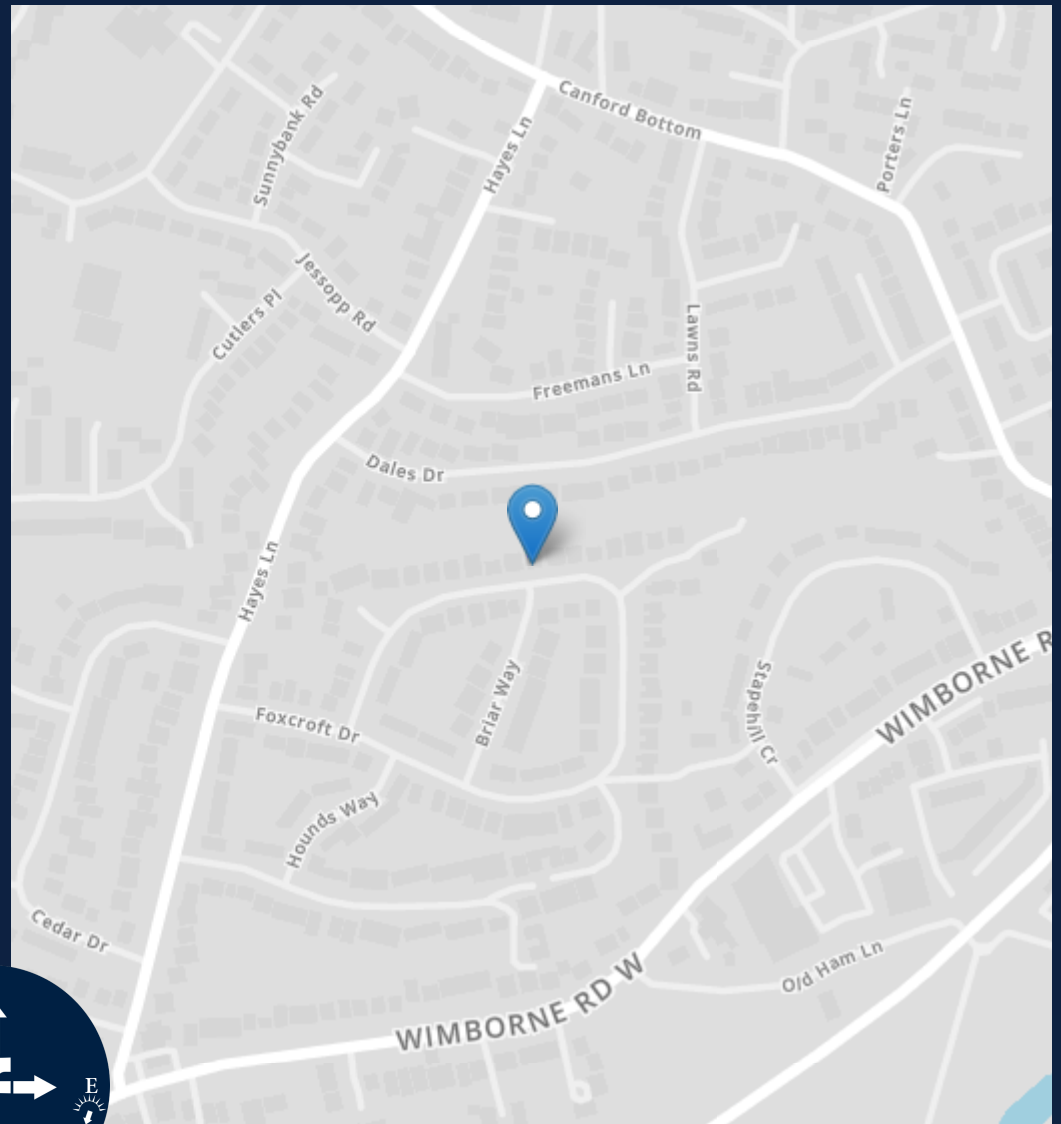
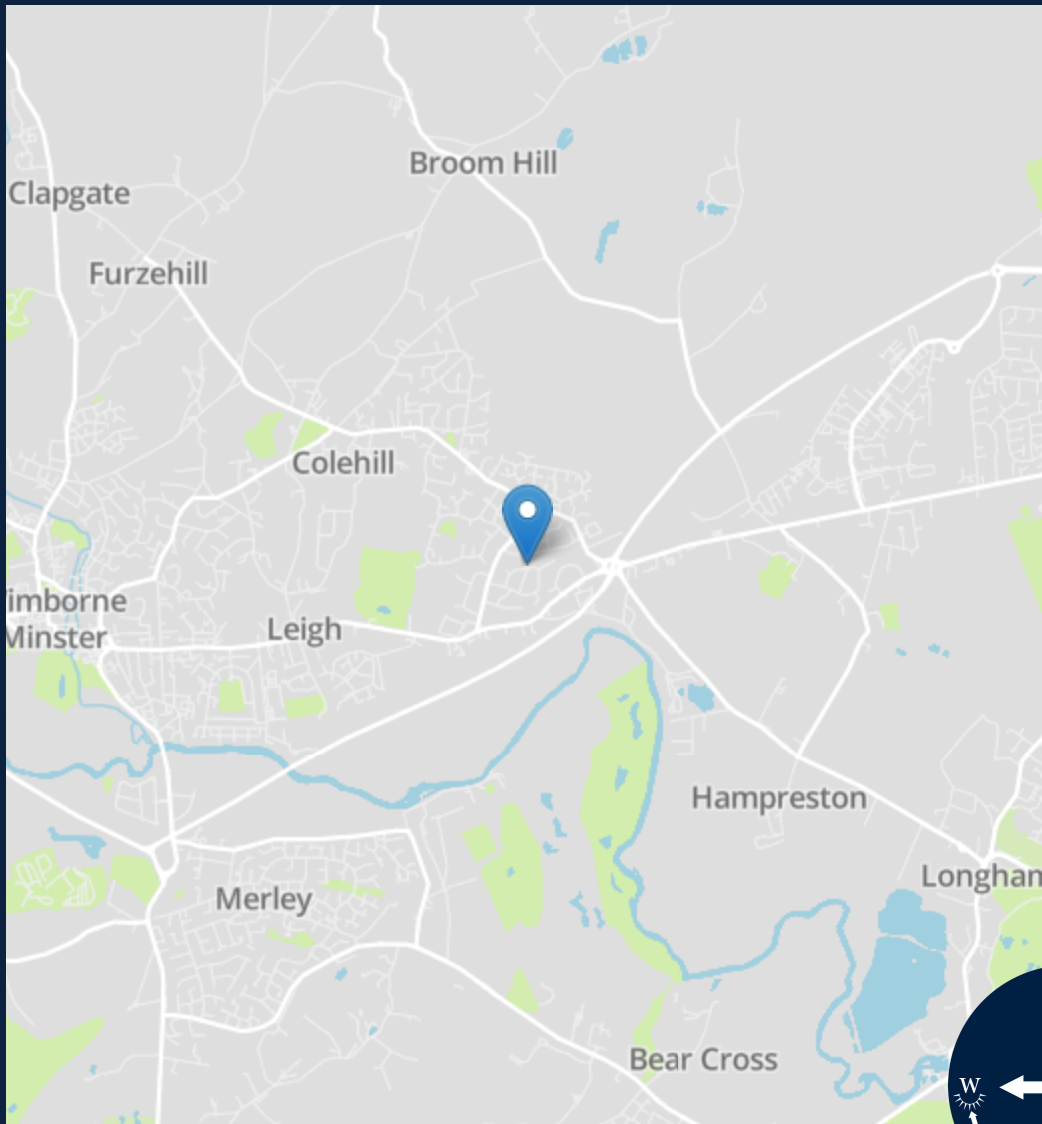


GROUND FLOOR  
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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	
A (92+)	81
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
62	

England, Scotland & Wales

EU Directive 2002/91/EC



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