

Guide Price
£325,000

Freehold

BROOKSIDE ROAD, WIMBORNE, BH21 2BL



- ◆ DETACHED BUNGALOW
- ◆ THREE DOUBLE BEDROOMS
- ◆ REQUIRES COMPLETE REFURBISHMENT
- ◆ WESTERLY FACING GARDEN

Description

A well proportioned, three bedroom, detached bungalow that requires complete refurbishment throughout. The accommodation currently comprises three double bedrooms that span the rear elevation of the home, a double aspect living room, kitchen and family bathroom with separate WC. Furthermore there is a large entrance hallway that could be utilised be re-purposed as part of a refurbishment program. The kitchen has the benefit of a side access door and the family bathroom and WC could be easily joined to create a larger family bathroom suite.

Garden & Grounds

The front garden is primarily laid to lawn and there is a pathway leading to the left hand side of the property. There is a driveway leading to the right hand side of the property which is suitable for three to four vehicles and in turn leads to a detached single garage with up and over style door. The rear garden has a westerly elevation and has a variety of mature shrubs and borders that define the boundary.

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 dating back over 50 years 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 - 809 sq ft (75.2 sq m)

Heating - Gas fired

Glazing - Single glazed

Parking - Garage and driveway

Garden - Front and rear

Main Services - gas, water, electric, drains

Broadband up to - Std 17, Fibre 76Mbps

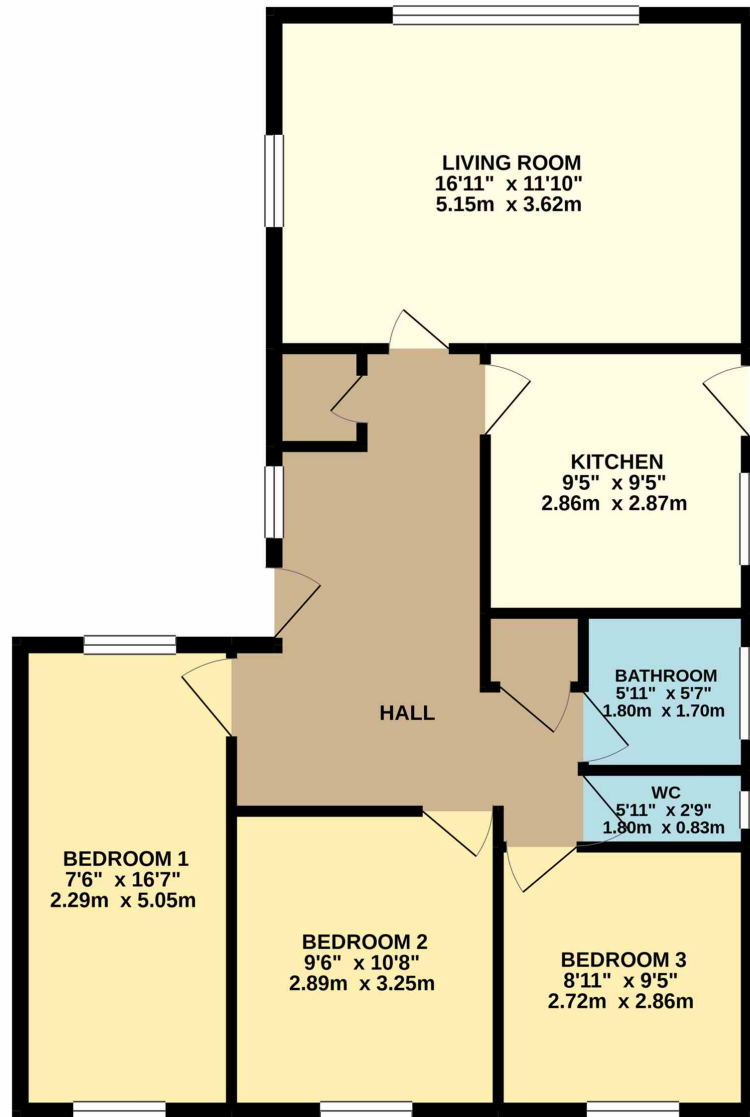
Approx. rental income - £1200 pcm

Local authority - Dorset Council

Council tax - Band E



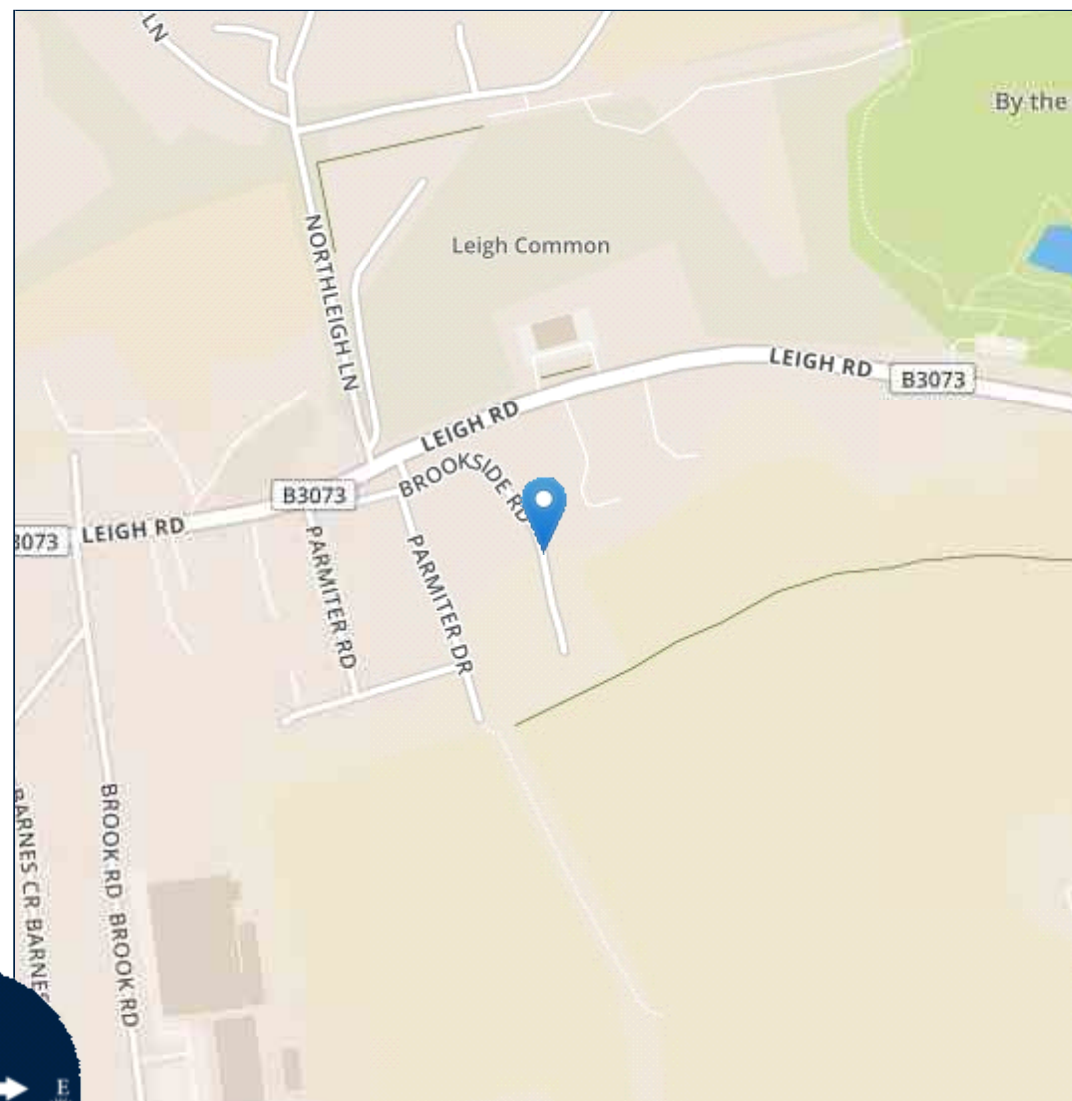
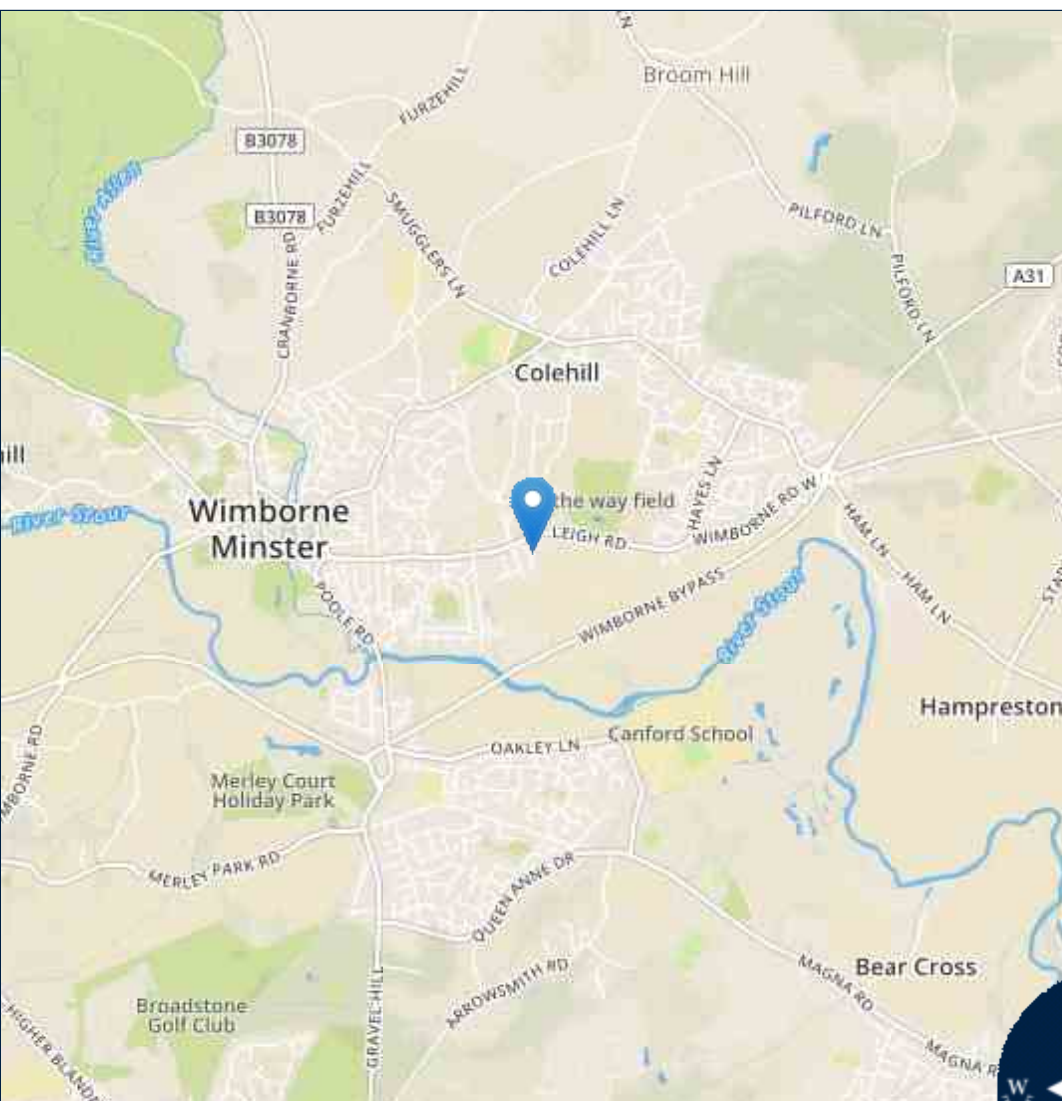
GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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