



Asking Price

£425,000

BRIAR WAY, WIMBORNE BH21 2LB

Freehold



- ◆ SEMI DETACHED BUNGALOW
- ◆ THREE BEDROOMS
- ◆ OFF ROAD PARKING AND GARAGE
- ◆ GAS FIRED HEATING
- ◆ SOLE AGENTS
- ◆ UNDERGONE REFURBISHMENT

A contemporary-style open plan living, three bedroom, semi detached bungalow, that provides ample off road parking, garage and garden.



Property Description

After a complete refurbishment, this 3 bedroom semi-detached bungalow located in the sought-after location of Colehill provides generous open plan accommodation. The property comprises a modern kitchen with Shaker-style units with a range of Bosch appliances and Hotpoint integrated dishwasher and washing machine. The living room has a feature fire place with log burner and recessed lighting. The main bedroom has a double glazed patio door leading out to the garden and there are two further bedrooms and a separate modern shower room with walk-in shower with ladder-rack style radiator. The loft has a retractable ladder for access. The home has gas fired heating and double glazing.





Gardens and Grounds

The front garden is laid to lawn with a gravel driveway that is suitable for several vehicles, with a wooden garden gate providing access to the rear garden and detached single garage with front and side door entrance. The rear garden is primarily laid to lawn, with a patio seating area and decking to the rear of the garage, suitable for a hot tub or as a further seating area.

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.

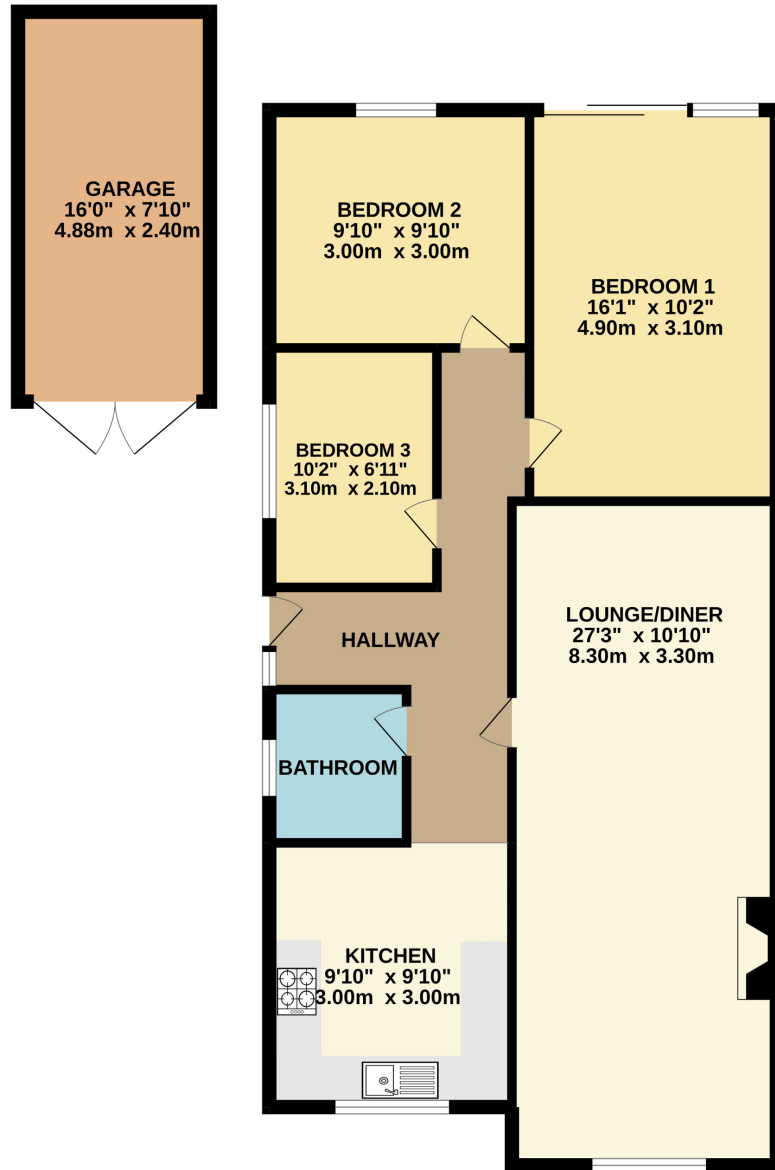


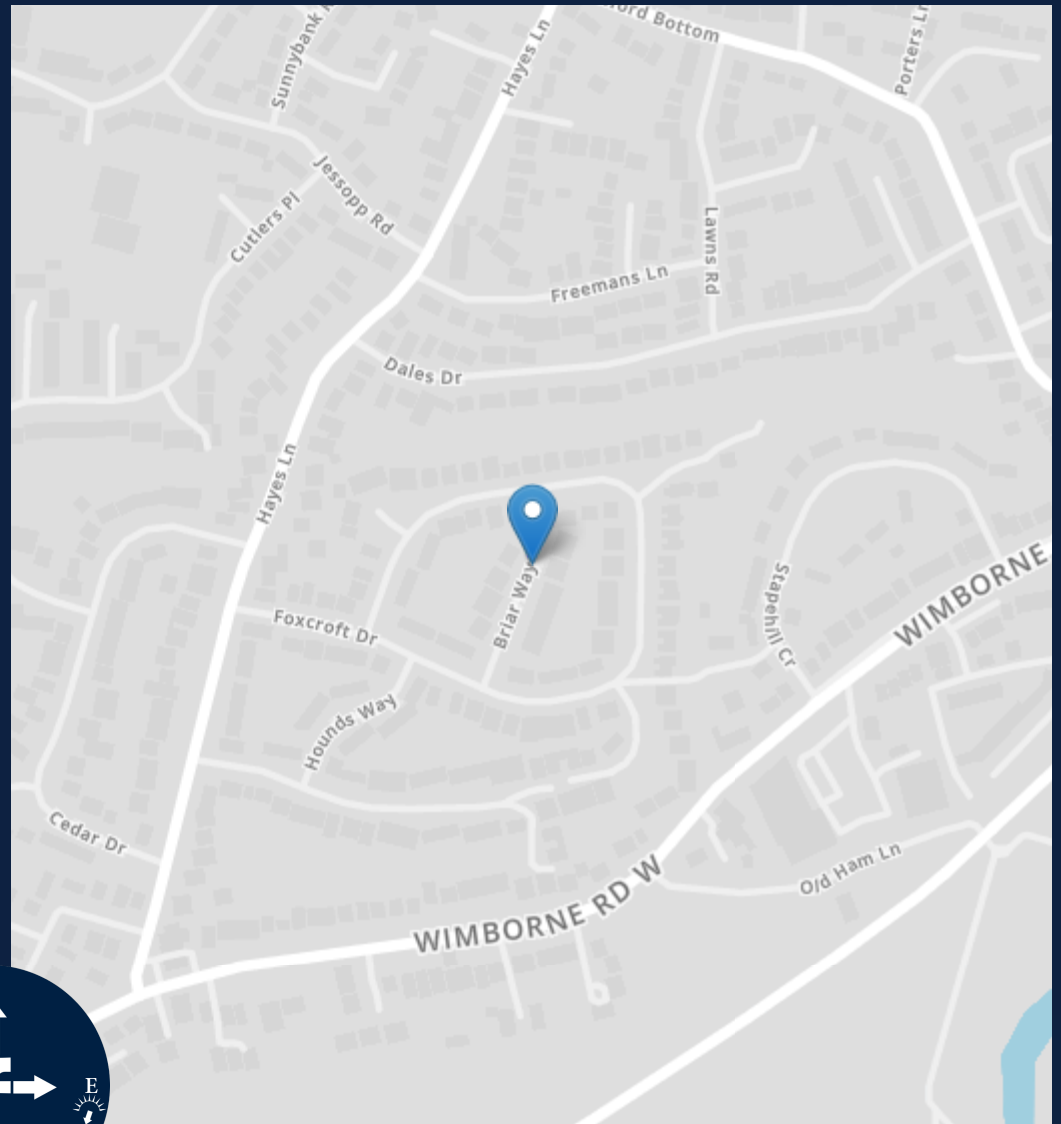
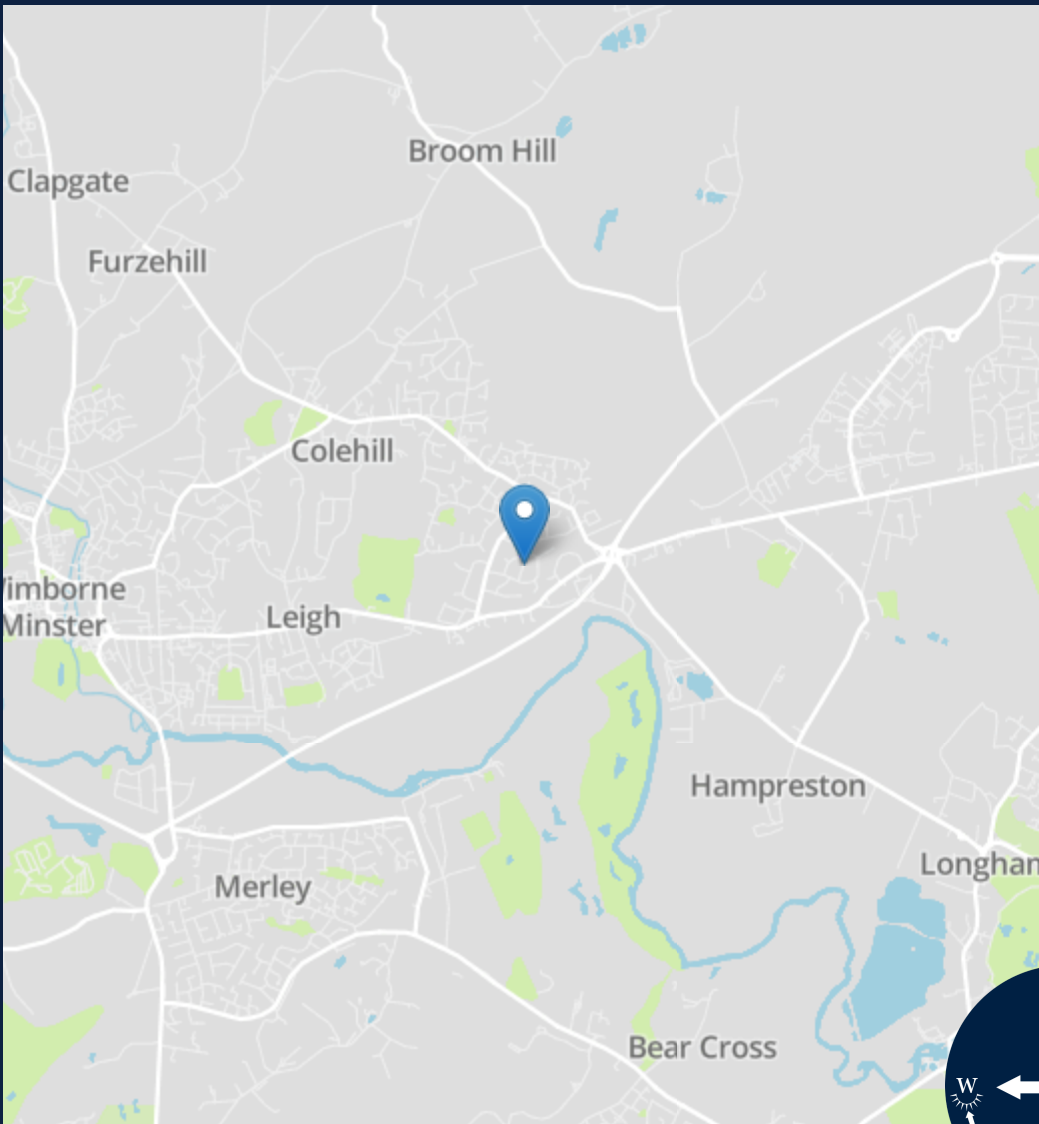
Size - 1,002 sq ft (93.1 sq m)
Heating - Gas fired
Glazing - Double glazing
Parking - Front and rear
Garden - Off road and garage
Main Services - gas, water, electric, drains
Local authority - Dorset Council
Council tax - Band D





GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	84
C (69-80)	
D (55-68)	64
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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