



3 Middlebrook, 1725 Wimborne Road, Bournemouth, Dorset BH11 9AS

£325,000 Freehold

**\*\* NO FORWARD CHAIN \*\*** A two bedroom detached bungalow set back at the head of this enclave of just four between Bournemouth and Poole. The popular Kinson High Street with its array of shops, amenities and central bus routes is just a short distance away. This charming home would benefit some cosmetic updating and internal viewing is highly advised to appreciate not only its private location but also its full potential. The accommodation on offer comprises: lounge/diner, fitted kitchen, conservatory, en-suite shower to bedroom one and a further shower room. Externally the property boast a low maintenance garden with shed. To the front the driveway provides ample parking which in turn leads to a 16' garage and carport. Further features of this 'little gem' include: feature fireplace to lounge, storage cupboard, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Christ the King Catholic Primary and Kinson Academy Primary.

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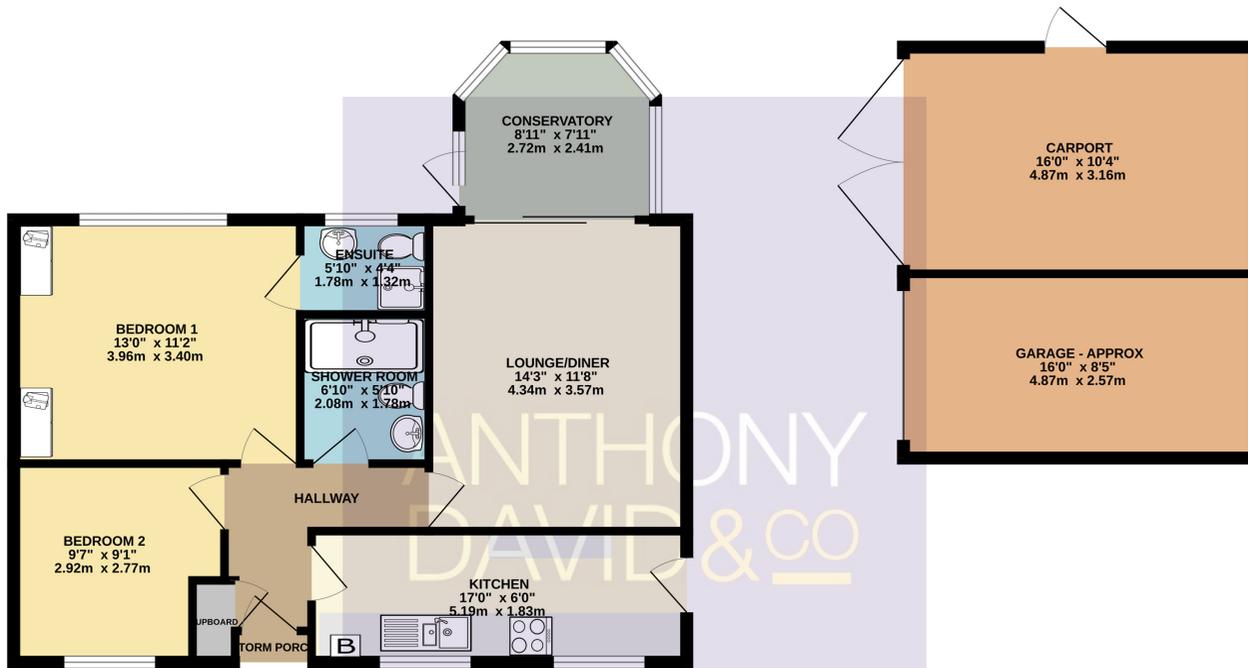
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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.

GARAGE/CARPORT  
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 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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Entrance Hall Doors to

Lounge/Diner 14' 3" x 11' 8" (4.34m x 3.56m)

Kitchen 17' 0" x 6' 0" (5.18m x 1.83m)

Conservatory 8' 11" x 7' 11" (2.72m x 2.41m)

Bedroom One 13' 0" x 11' 2" (3.96m x 3.40m)

En-Suite Shower 5' 10" x 4' 4" (1.78m x 1.32m)

Bedroom Two 9' 7" x 9' 1" (2.92m x 2.77m)

Shower Room 6' 10" x 5' 10" (2.08m x 1.78m)

Garage 16' 0" x 8' 5" (4.88m x 2.57m)

Carport 16' 0" x 10' 4" (4.88m x 3.15m)

Driveway Ample off road parking

Garden Low maintenance

Council Tax Band D



| 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> | 66                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

Property Misdescriptions Act 1991  
Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.