



Asking Price

£447,500

Freehold

DALES CLOSE, WIMBORNE BH21 2JU



- ◆ DETACHED BUNGALOW
- ◆ THREE DOUBLE BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ REFURBISHMENT REQUIRED THROUGHOUT

A detached, three bedroom, bungalow in need of modernisation and refurbishment throughout and boasting a generous plot with a private rear garden, attached single garage and scope to extend (STPP). No forward chain.

Property Description

Dales Close comprises ten bungalows set within a cul de sac environment and this particular property is situated on the easterly side. The accommodation currently offers a living room, kitchen, three bedrooms, family bathroom, separate WC and lean-to and, in our opinion, the home boasts scope to be extended (STPP) and requires complete refurbishment throughout.

Gardens and Grounds

The front garden is laid to a kept lawn and there is a gravel driveway suited to several vehicles, which in turn gives access to the attached single garage. There is access to the rear garden from both sides of the property and the rear garden is again primarily laid to lawn, with a variety of mature shrub bed flower beds and bushed borders.

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: 1091 sq ft (101.3 sq m)

Heating:Night storage

Glazing: Double glazed

Loft: Yes, no ladder installed.

Parking:Driveway & single garage

Garden: North East

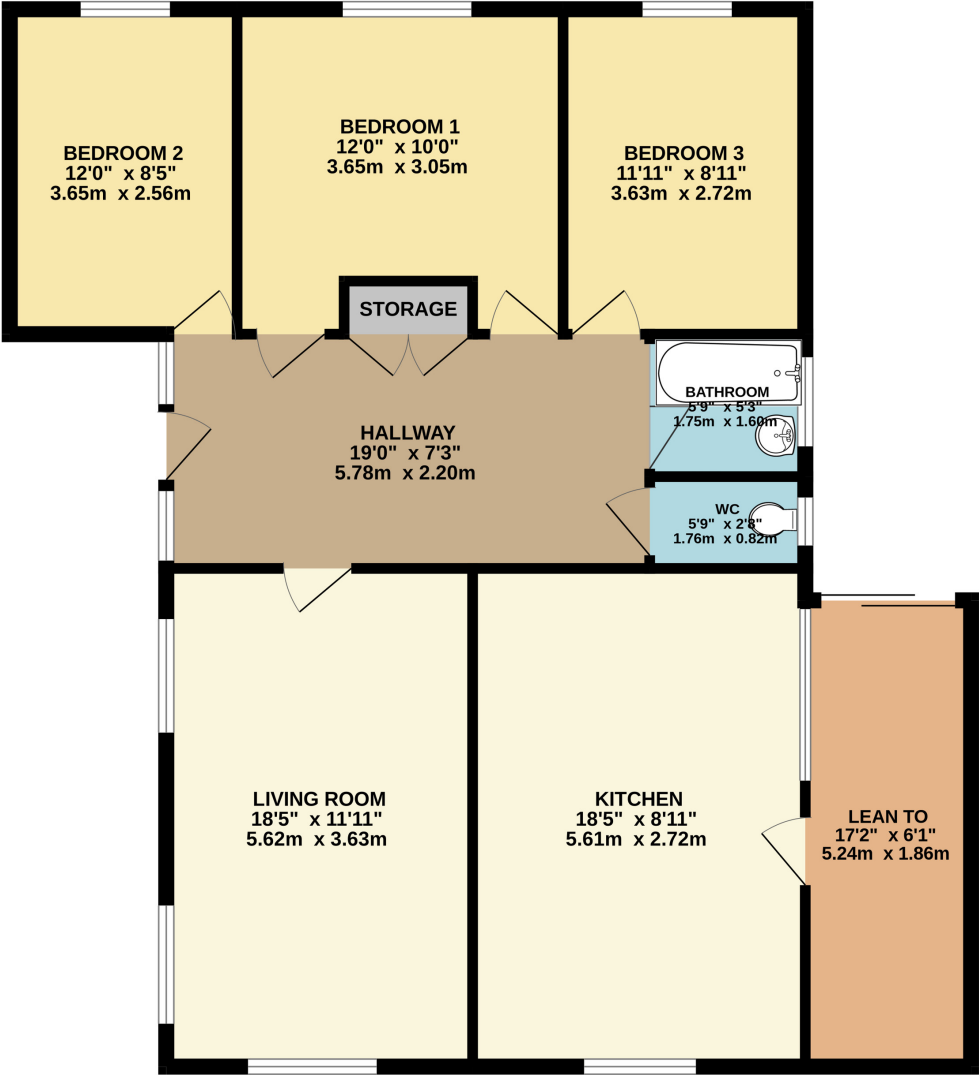
Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

Council Tax Band: D

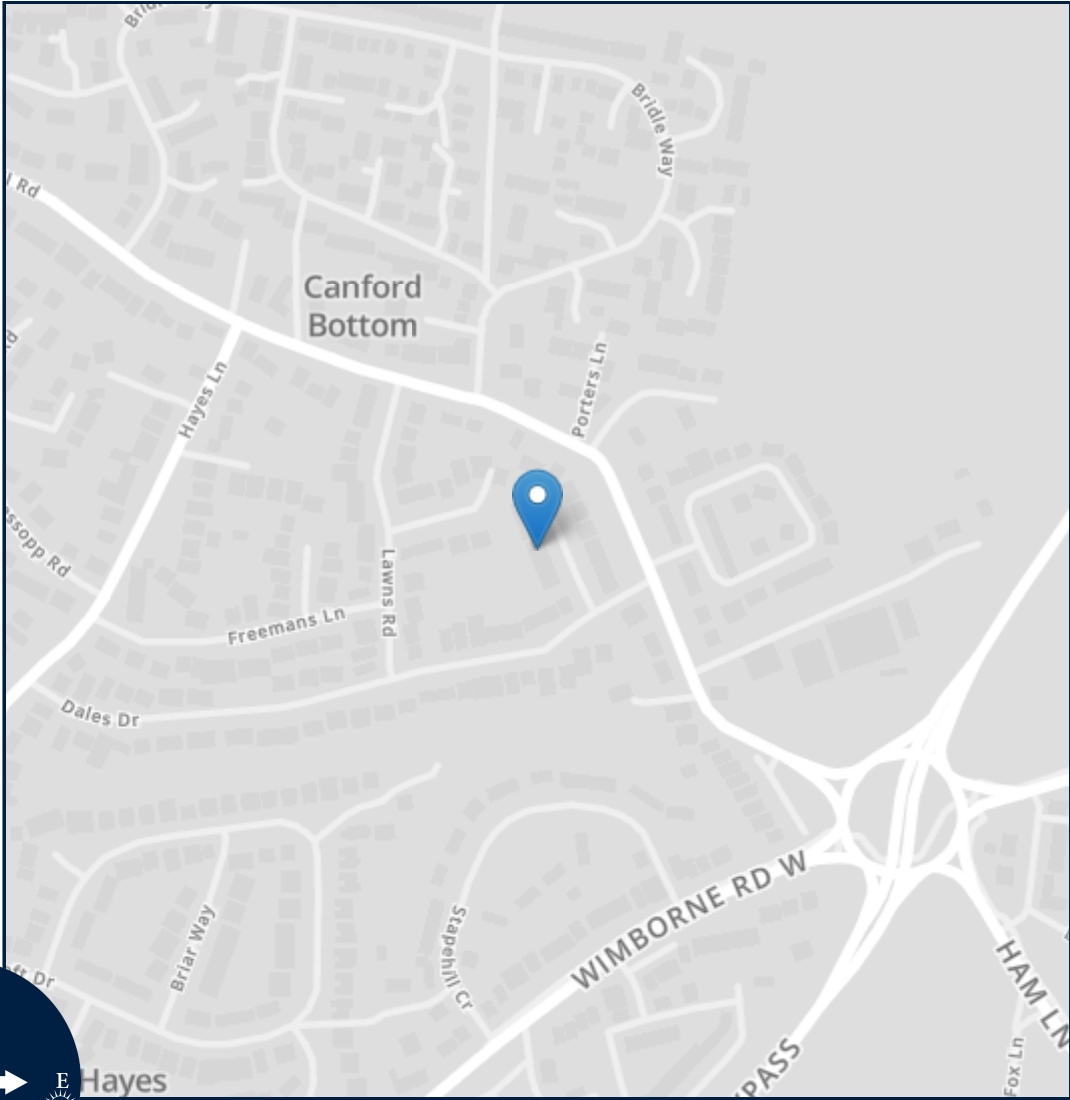
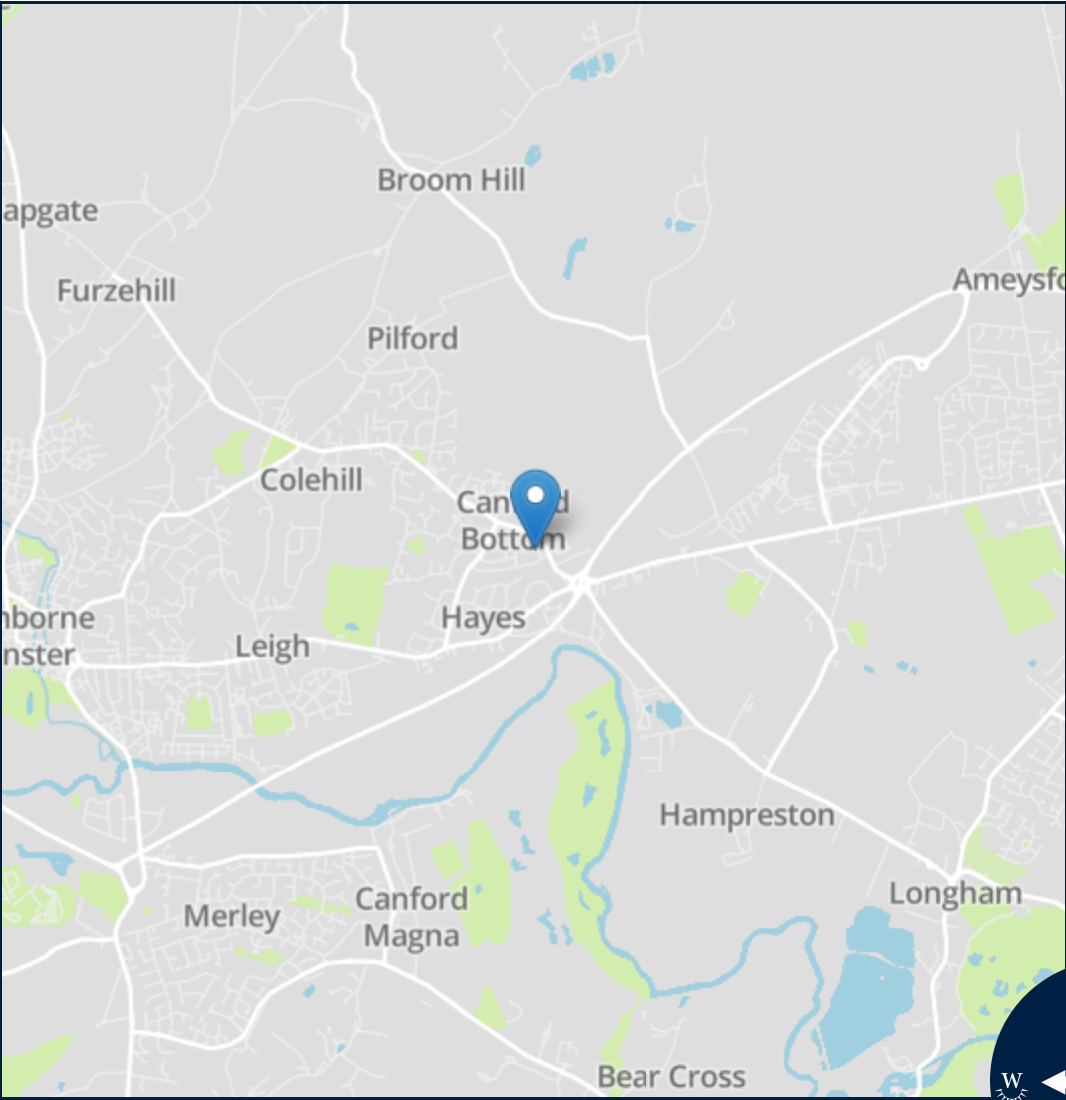


GROUND FLOOR
1091 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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