



*Asking Price*

£485,000

Freehold

LONNEN ROAD, WIMBORNE BH21 7AU



- ◆ DETACHED BUNGALOW
- ◆ THREE BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ SCOPE TO REDEVELOP (STPP)
- ◆ WESTERLY FACING GARDEN
- ◆ ATTACHED SINGLE GARAGE
- ◆ SOLE AGENTS

A detached, three bedroom, bungalow boasting scope to extend (STPP) and in need of updating throughout, being offered without a forward chain and situated on a generous plot with a westerly rear aspect.

## Property Description

A well proportioned and versatile bungalow which offers tremendous scope to be re-developed and extended (STPP). The accommodation currently comprises a living room, dining room, kitchen with breakfast area, three bedrooms of which two are doubles, family bathroom and a separate WC. Furthermore, the home benefits from gas fired heating, is double glazed throughout and is being offered without a forward chain.

## Gardens and Grounds

The front garden is accessed via a five bar gate and is predominantly laid to lawn with a tarmacadam driveway suited to several vehicles. This in turn gives access to the attached single garage. The rear garden is also primarily laid to a kept lawn and there is a potting shed to the left hand edge, with working patch behind and beyond. An area of hard standing immediately adjoins the rear elevation, ideal for outside living, and the garden 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 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: 1016 sq ft (94.4 sq m)

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed

Garden: West facing

Loft: Ladder installed. No light. 25% boarded.

Parking: Driveway & attached single garage

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

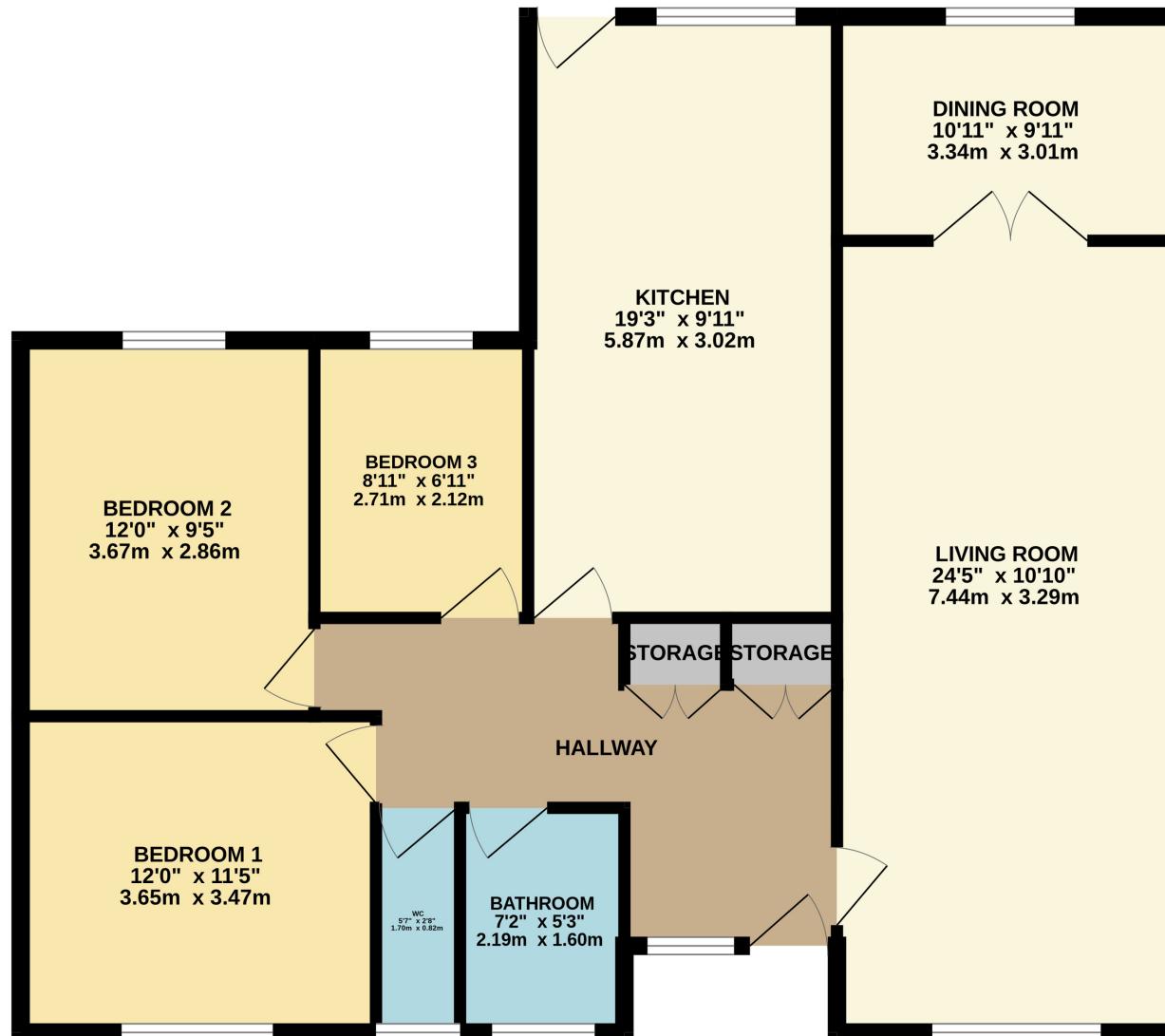
Local Authority: Dorset Council

Council Tax Band: D

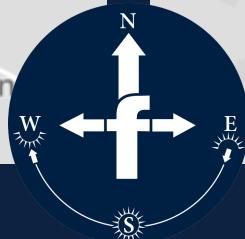
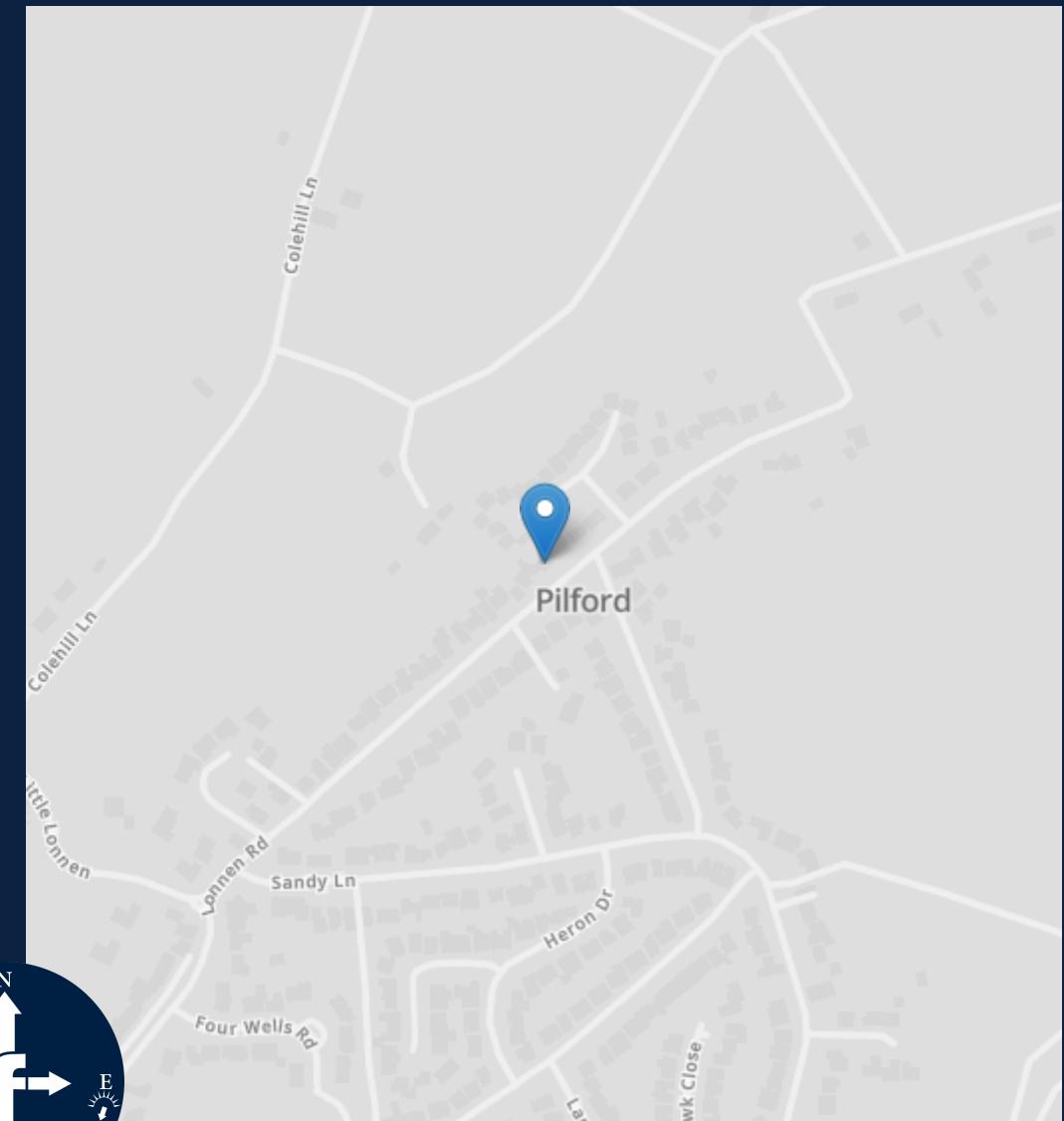
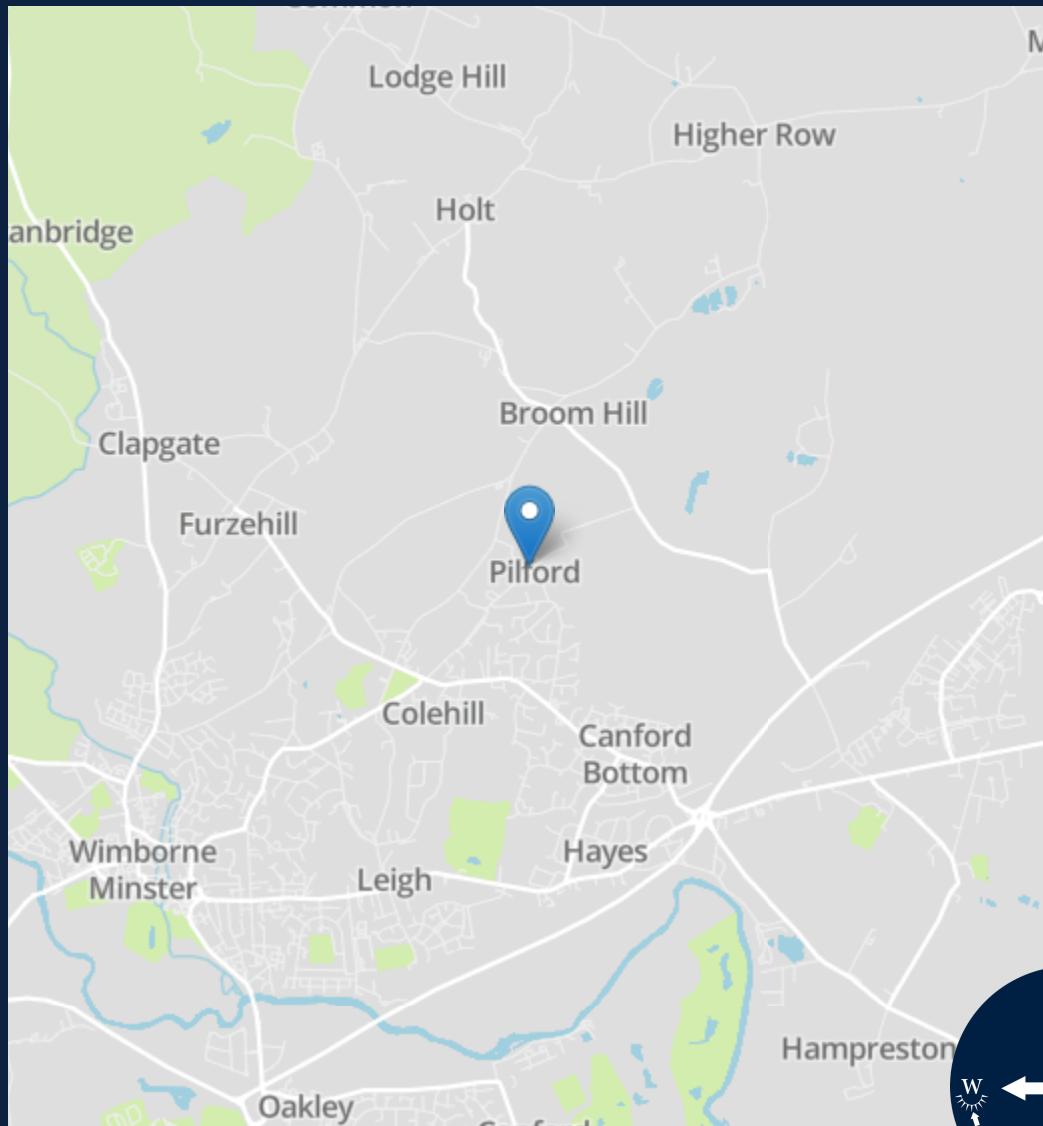




GROUND FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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