



£425,000

Freehold

CUTLERS PLACE, WIMBORNE BH21 2HY



- ◆ **DETACHED BUNGALOW**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **NO FORWARD CHAIN**
- ◆ **ATTACHED GARAGE**

A well appointed and versatile detached, two bedroom bungalow boasting an attached single garage, no forward chain and quiet, popular residential location.

Description

The property sits on the southerly edge of Cutlers Place, popular with families and young couples, as well as retirees. This particular bungalow sits at the entrance of a small cul de sac and has a sense of space surrounding it, thanks to an adjoining piece of land which acts as a buffer from the kerb. The accommodation comprises two well proportioned double bedrooms, a family bathroom which has been refitted with a shower cubical, modest kitchen with fitted cupboards throughout and an open plan lounge/diner which enjoys rear aspect patio doors onto the rear garden. The home has also been double glazed throughout, benefits from gas fired heating and, in our opinion, a prospective purchaser could easily pursue the ownership of the adjoining strip of land at their leisure.

Outside

The front garden is laid to a kept lawn and there is a generous tarmac driveway suited to several vehicles, which in turn gives access to the attached single garage with an up and over style door. The rear garden is also primarily laid to a kept lawn and there is a variety of planted flower beds adjoining each boundary, with a patio area spanning the rear elevation of the home.

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: 839 sq ft (77.9.1 sq m)

Heating: Gas fired (Vented)

Glazing: Double glazed

Parking: Drive and garage

Garden: East facing

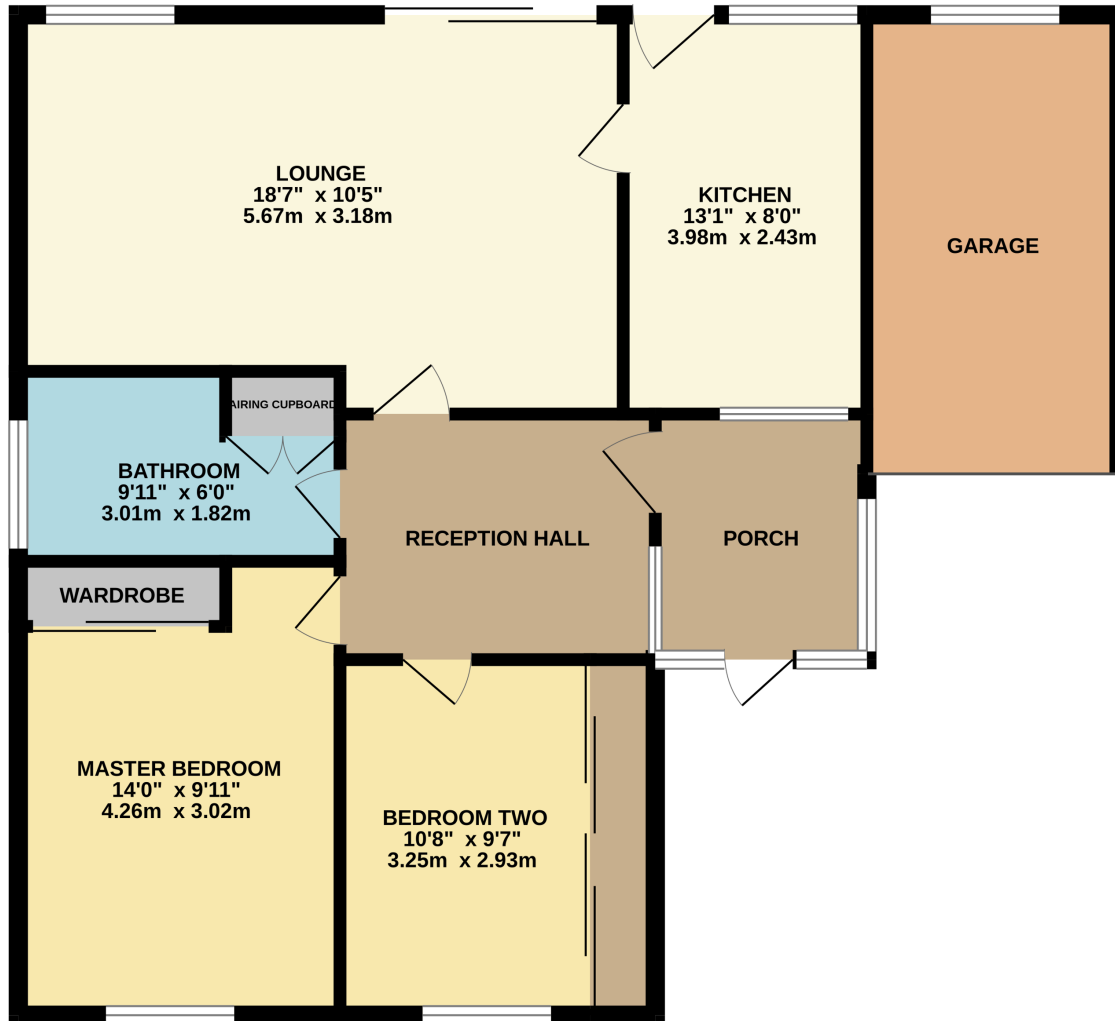
Main Services: Gas, water, electric, drains

Local Authority: Dorset Council

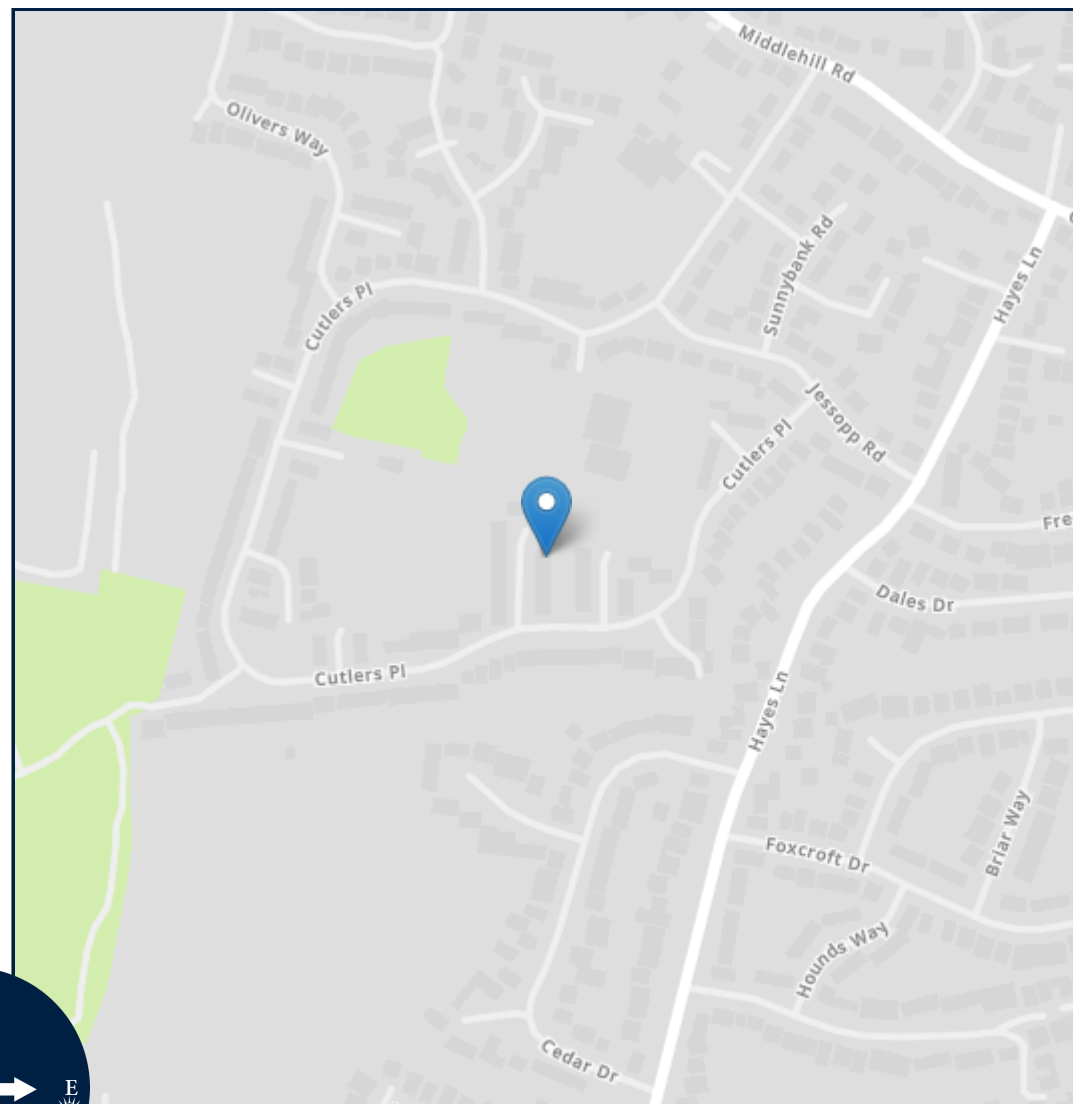
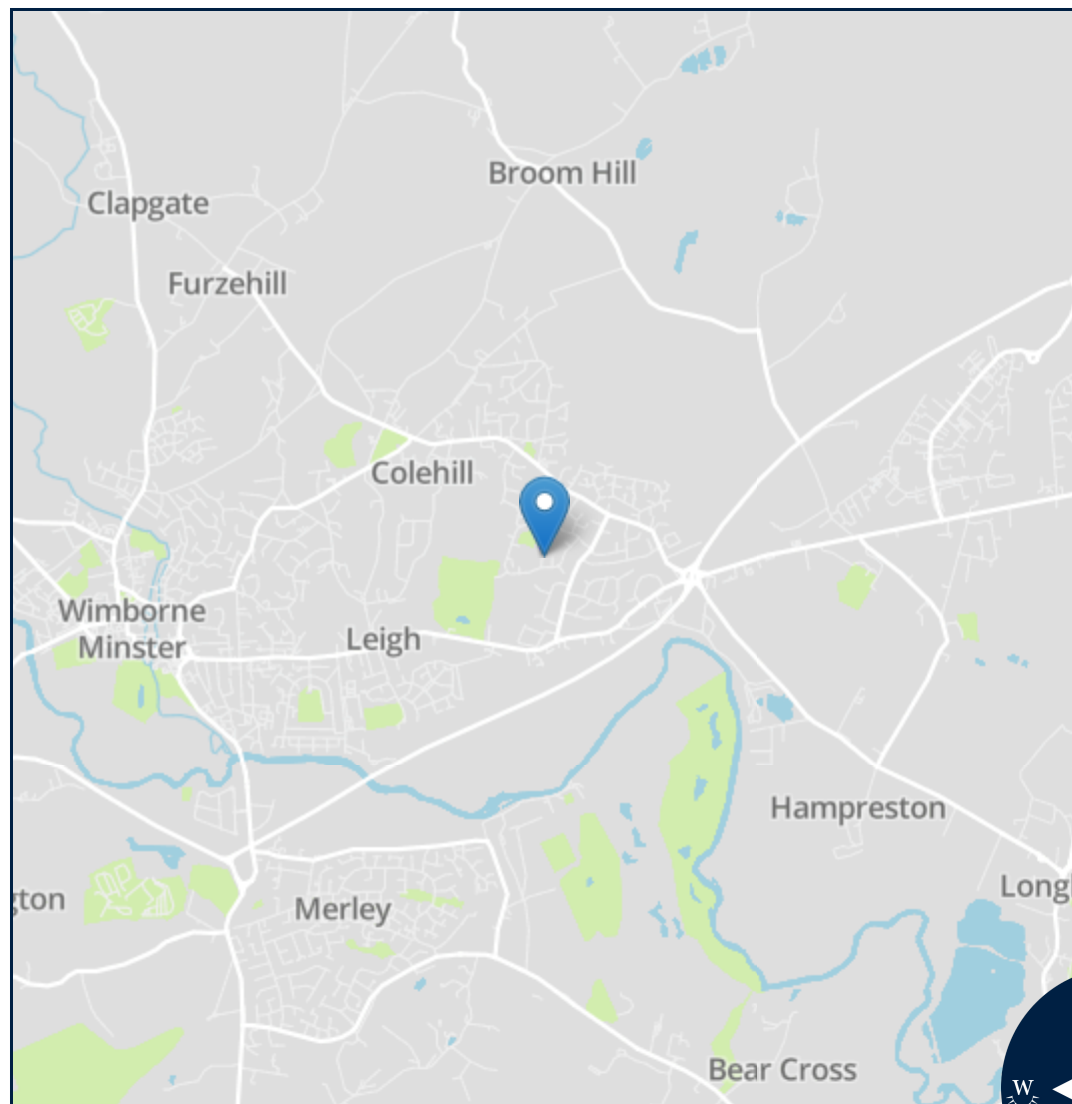
Council Tax Band: C



GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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