



*Guide Price*

**£549,950**

Freehold

LEIGH ROAD, WIMBORNE BH21 2BZ





- ◆ **DETACHED CHALET BUNGALOW**
- ◆ **NO FORWARD CHAIN**
- ◆ **THREE BEDROOMS**
- ◆ **TWO RECEPTION ROOMS**

A generous and deceptive detached chalet bungalow offering scope for complete refurbishment as well as redevelopment (STPP), and boasting a southerly rear aspect as well as an abundance of off road parking.

**Property Description**

The home sits centrally within its plot and boasts scope to be extensively remodelled and updated, as well as offering scope to be extended (STPP). The accommodation currently comprises a large rear aspect living room, dining room, bedroom, kitchen and cloakroom to the ground floor with a large master bedroom, guest bedroom and family bathroom to the first floor.

**Gardens and Grounds**

The front garden is primarily laid to lawn and there is a gravel driveway to the right hand side of the property, which in turn leads up the right hand side of the property and in to the rear garden. The majority of the rear garden is also laid to lawn and the gravel driveway leads to the rear boundary where there is a wood built store.

**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: 1865 sq ft (173.3 sq m)

Heating: Gas fired (combi)

Glazing:Mixed glazing

Parking: Driveway

Garden: South facing

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

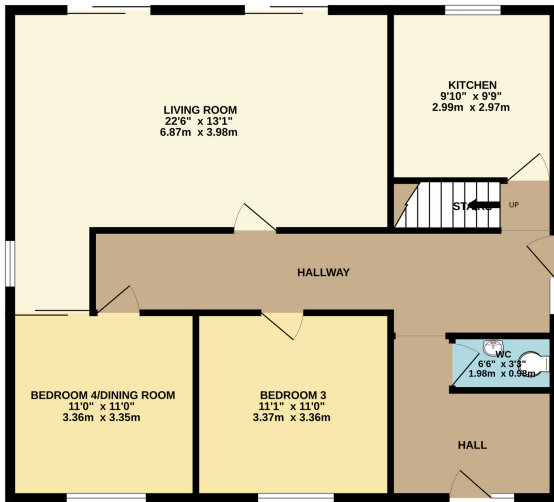
Local Authority:Dorset Council

Council Tax Band:E

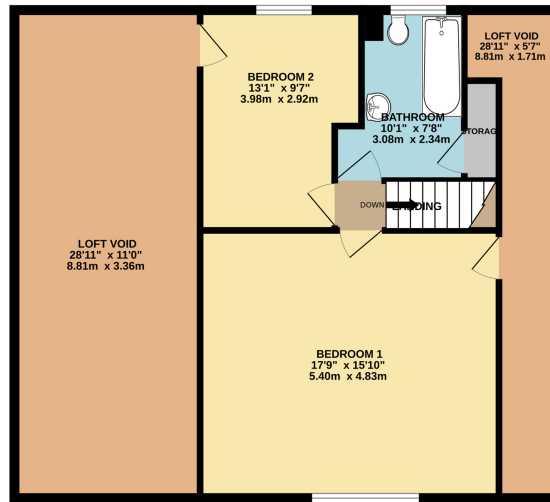




GROUND FLOOR  
934 sq.ft. (86.7 sq.m.) approx.

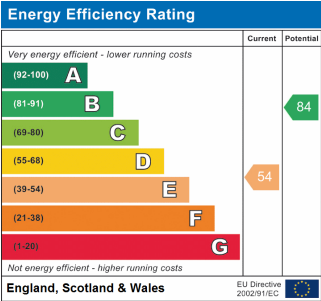
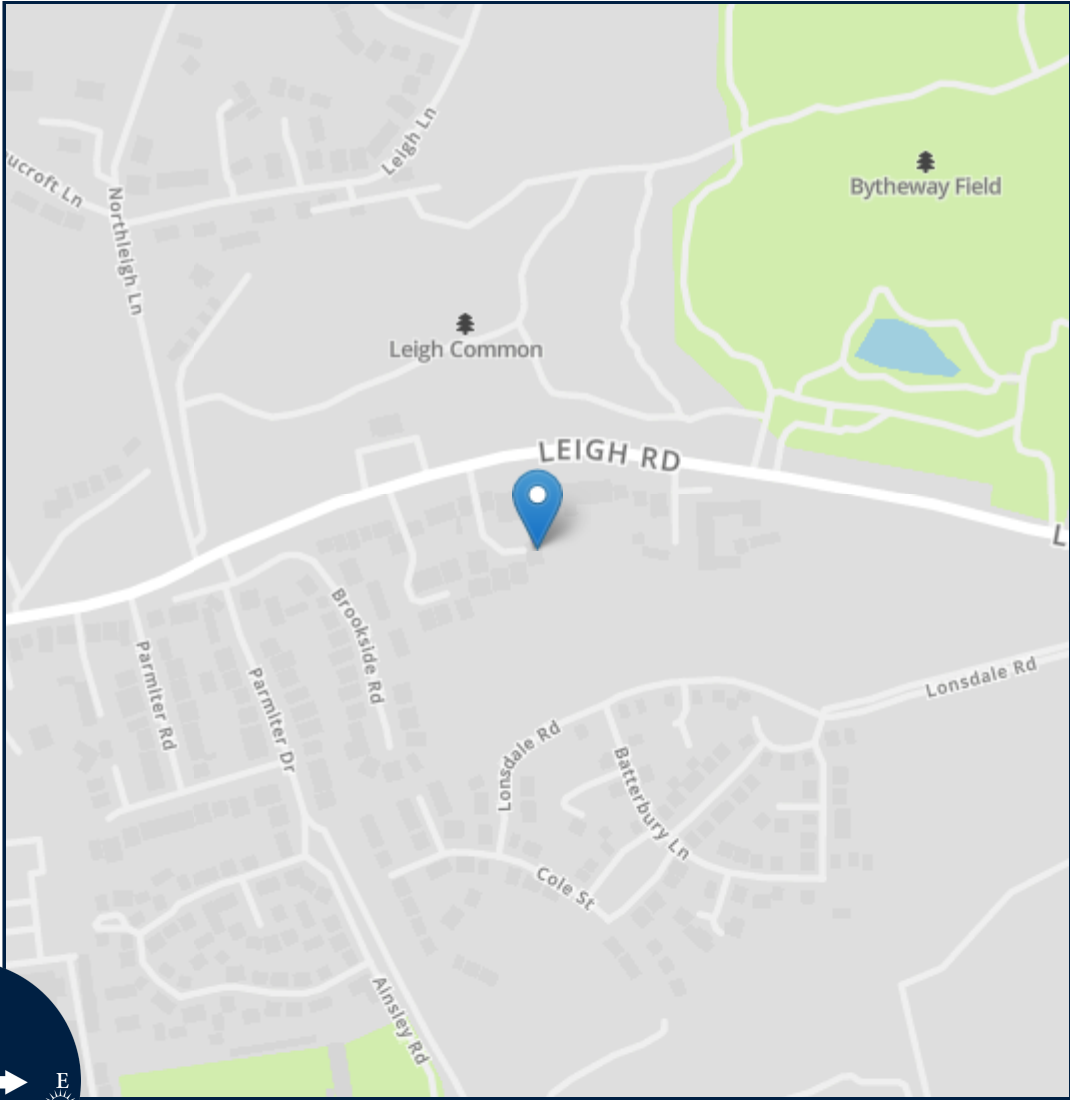
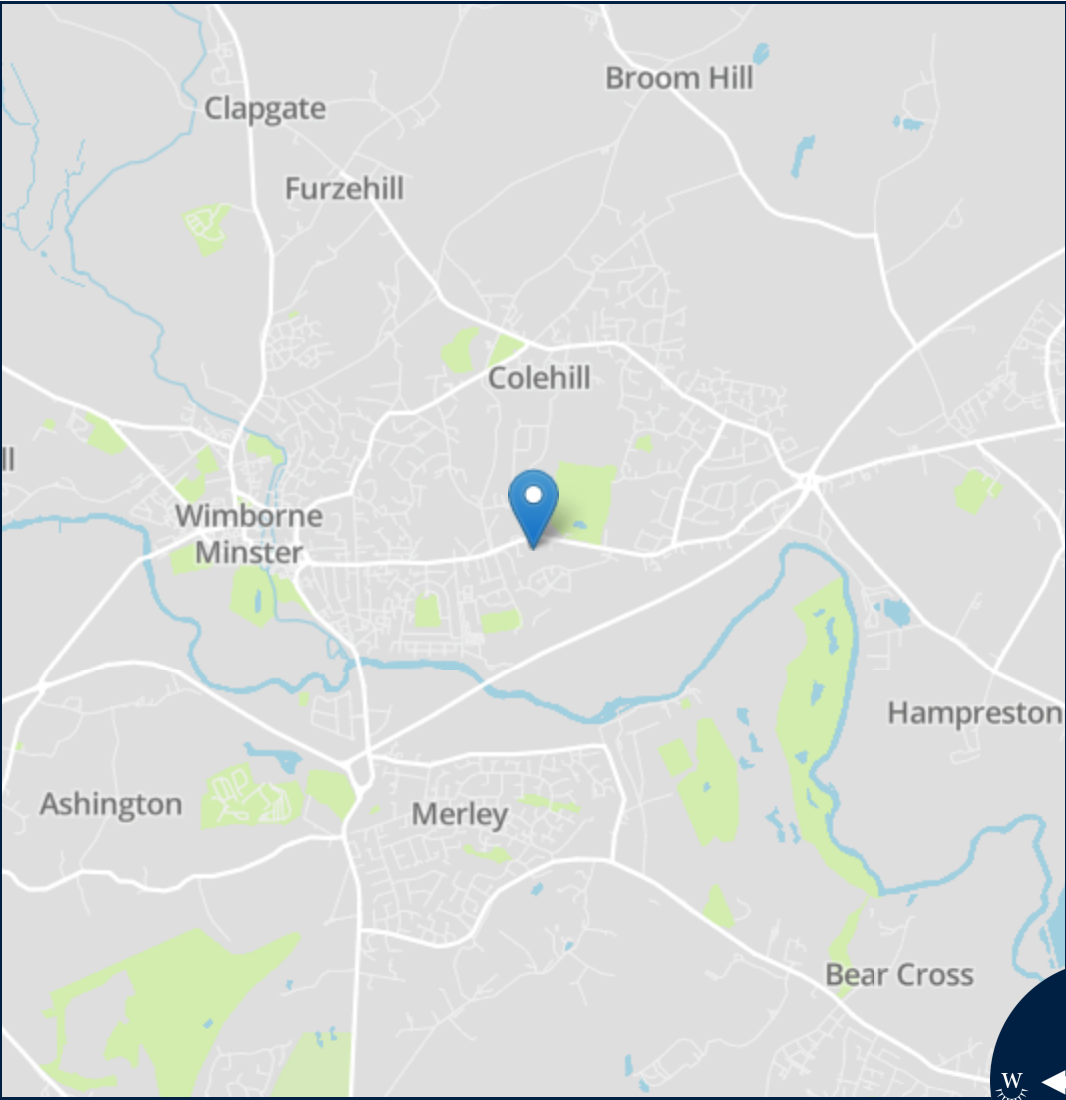


1ST FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 1865 sq.ft. (173.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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