



*Guide Price*

£395,000

Freehold

DALES DRIVE, WIMBORNE BH21 2JT



- ◆ **DETACHED BUNGALOW**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **COMPLETE REFURBISHMENT REQUIRED**
- ◆ **SCOPE TO DEVELOP (STPP)**

A detached, two bedroom, bungalow that is in need of complete refurbishment throughout and also offers tremendous scope to be extended (STPP). The property offers a private, southerly aspect rear garden and is being offered without a forward chain.

### Property Description

The home sits on the southerly side of Dales Drive towards Eastward end, close to a local convenience shop and the No. 13 bus route. The home provides a magnificent opportunity for someone looking to put their own mark on a home, as it is in need of complete refurbishment throughout and, in our opinion, the home could be extended dramatically to the rear (STPP). The accommodation currently comprises a living room, kitchen, two double bedrooms and a family bathroom.

### Gardens and Grounds

The front garden is laid to lawn with a few mature trees and shrubs. A driveway leads to the left hand side of the home, which in turn provides access to the detached single garage. The rear garden is southerly in orientation and is of a private nature, and is primarily laid to lawn. The rear garden is of sufficient size to easily be able to absorb a substantial extension on to the existing property.

### 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:** 623 sq ft (57.8 sq m)

**Heating:** Gas fired heating (vented)

**Glazing:** Single glazed

**Parking:** Drive & detached single garage

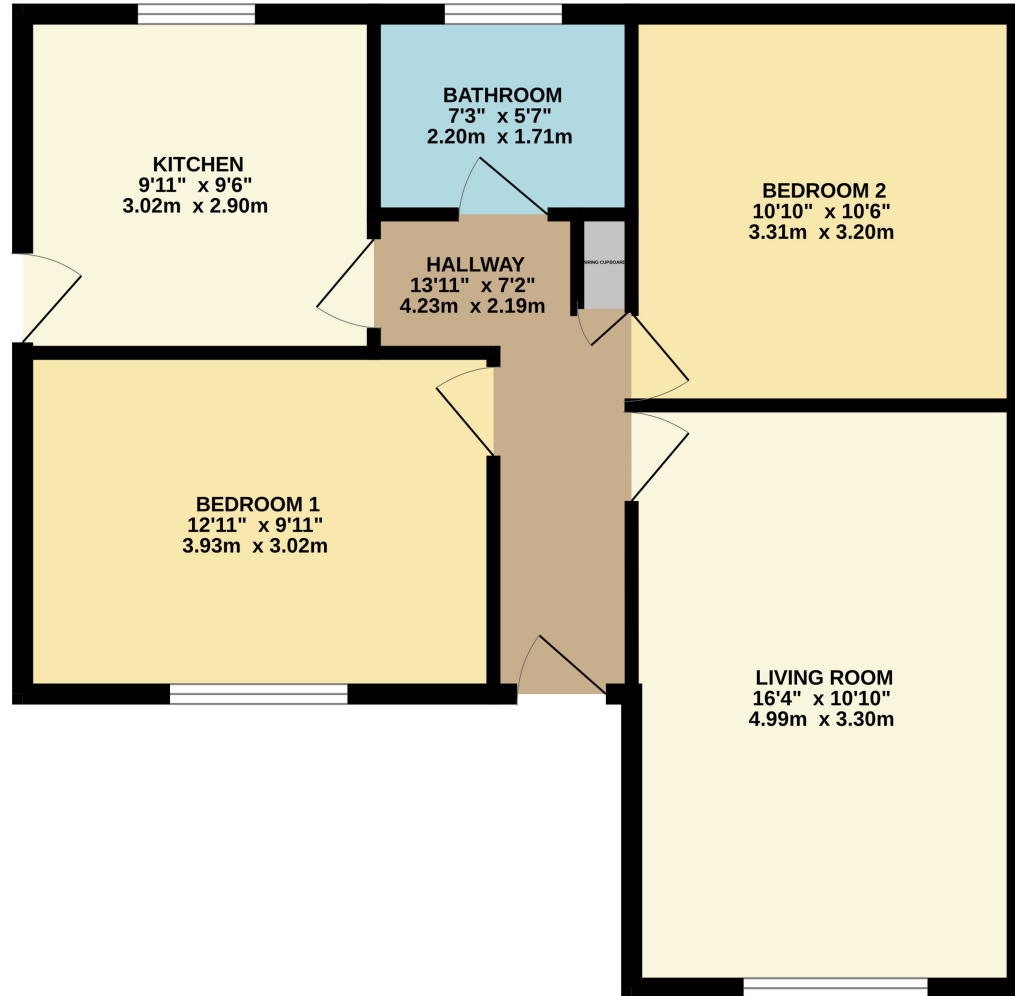
**Garden:** South facing

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

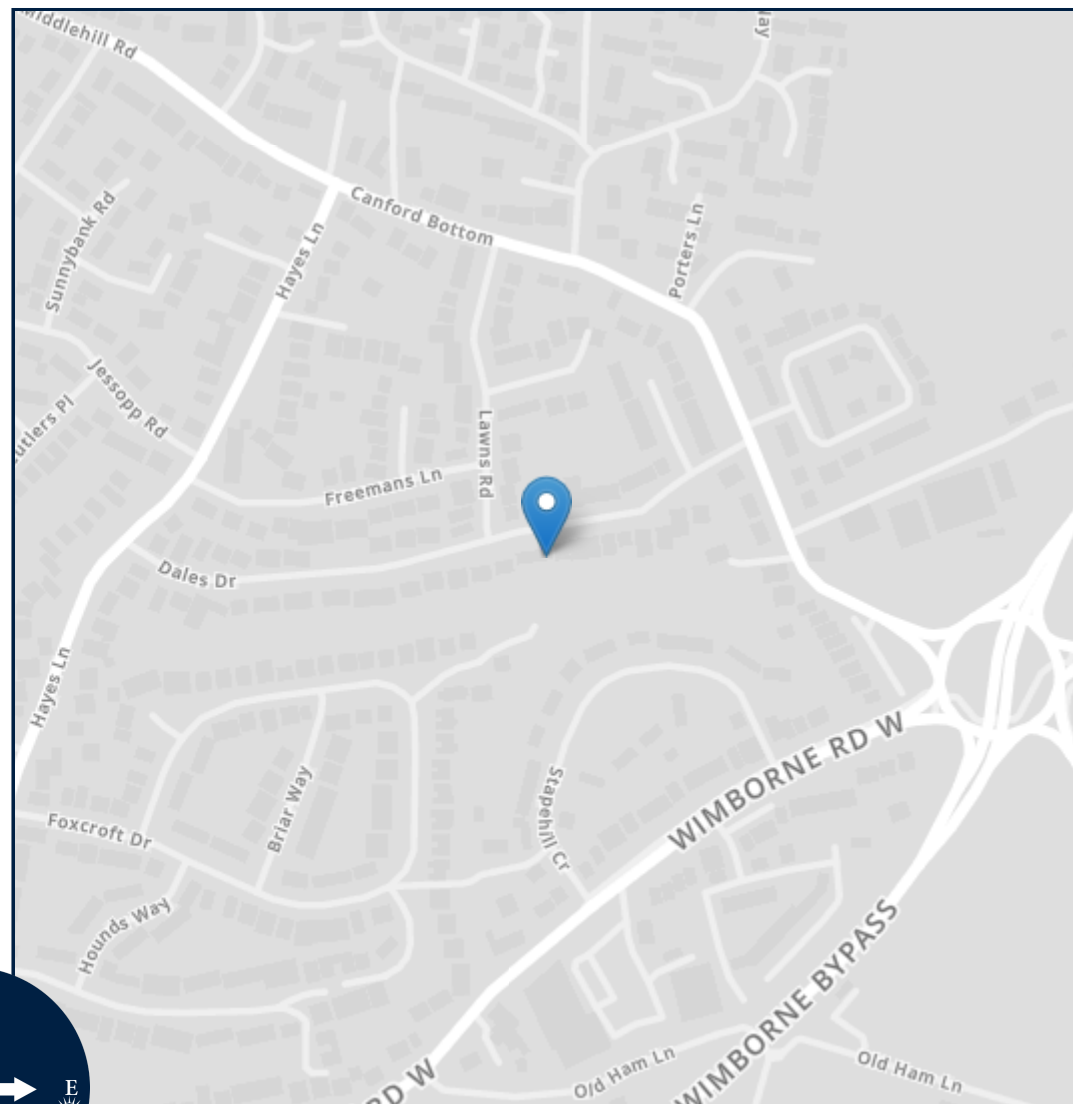
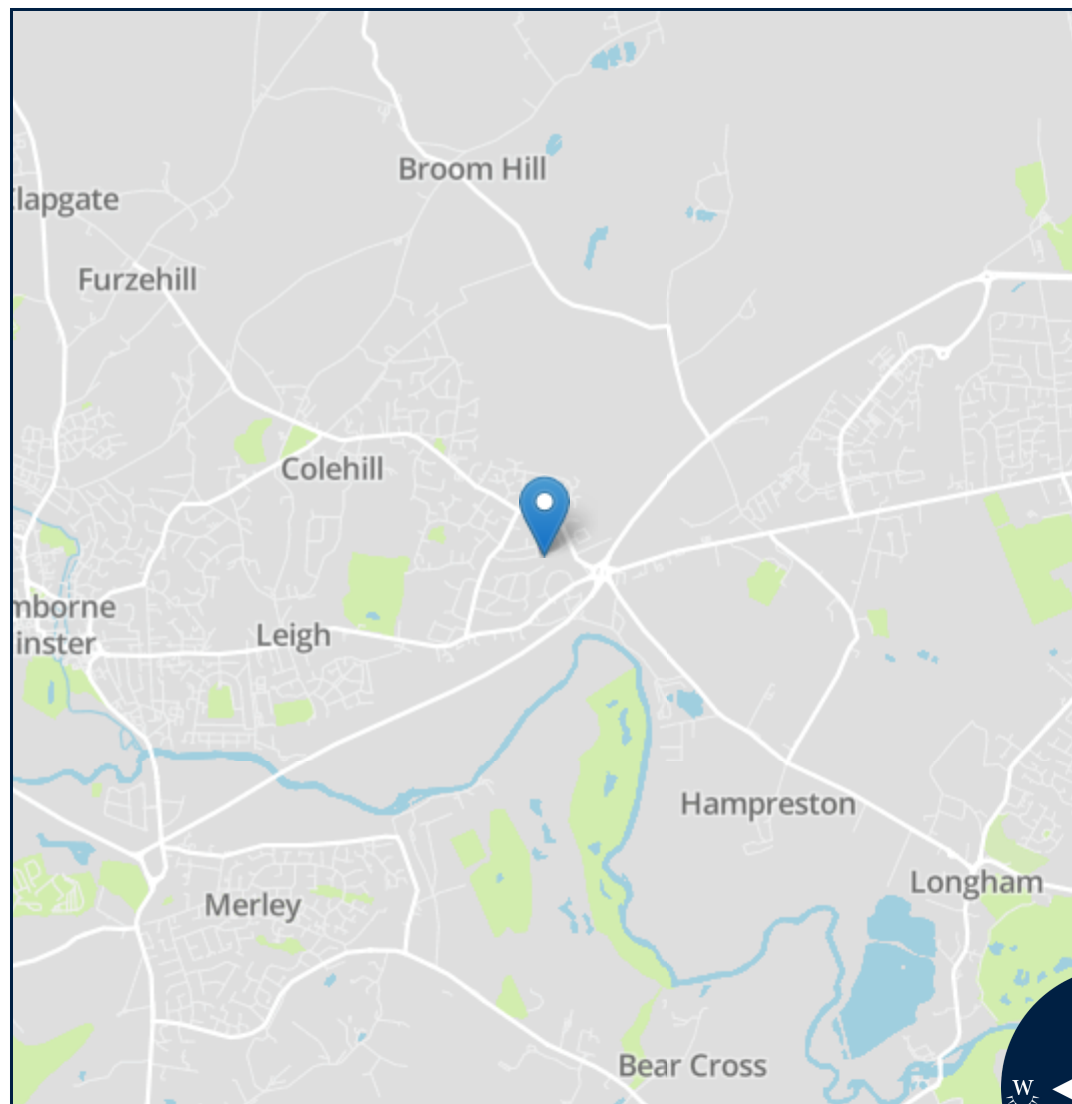
**Local Authority:** Dorset Council

**Council Tax Band:** D

GROUND FLOOR  
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.8 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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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