



LAWNS ROAD, WIMBORNE BH21 2JP

*Asking Price*  
**£365,000**

Freehold







- ◆ SEMI DETACHED BUNGALOW
- ◆ THREE DOUBLE BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ PRIVATE REAR GARDEN
- ◆ OFF ROAD PARKING
- ◆ GAS FIRED HEATING
- ◆ DOUBLE GLAZED THROUGHOUT

A semi-detached, three bedroom, bungalow boasting a private rear garden, off road parking for two vehicles and being offered without a forward chain.

### Property Description

Lawns Road sits towards the southerly edge of Colehill and comprises a variety of bungalows that were constructed during the late 1970's. This particular property sits on the easterly side of the road and the accommodation comprises of three double bedrooms, family bathroom, kitchen and living room. The home also boasts double glazing throughout and benefits from gas fired heating as well as being offered without a forward chain.









## Gardens and Grounds

The front garden is laid to lawn and there is a driveway suited to two vehicles. A wood-built garden gate to the left hand side of the property denotes access to the rear garden via a paved pathway. The rear garden is Easterly in orientation and is primarily laid to a kept lawn and there is a wood bark edging. Towards the rear boundary there is a raised wood deck area and adjacent a wood-built garden shed.

## 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 750 sq ft (69.7 sq m)

Heating: Gas fired (Combi)

Parking: Driveway for 2 vehicles

Garden: Private rear garden. East facing

Glazing: Double glazed

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

Local Authority: Dorset Council

Council Tax Band: D

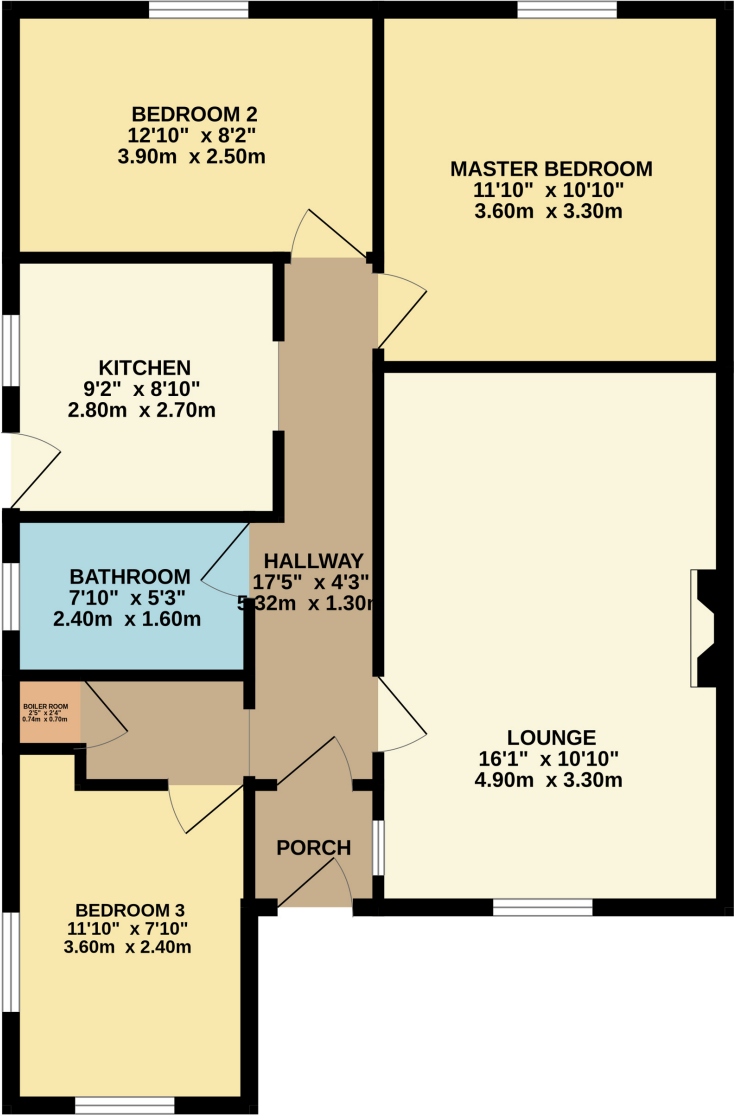




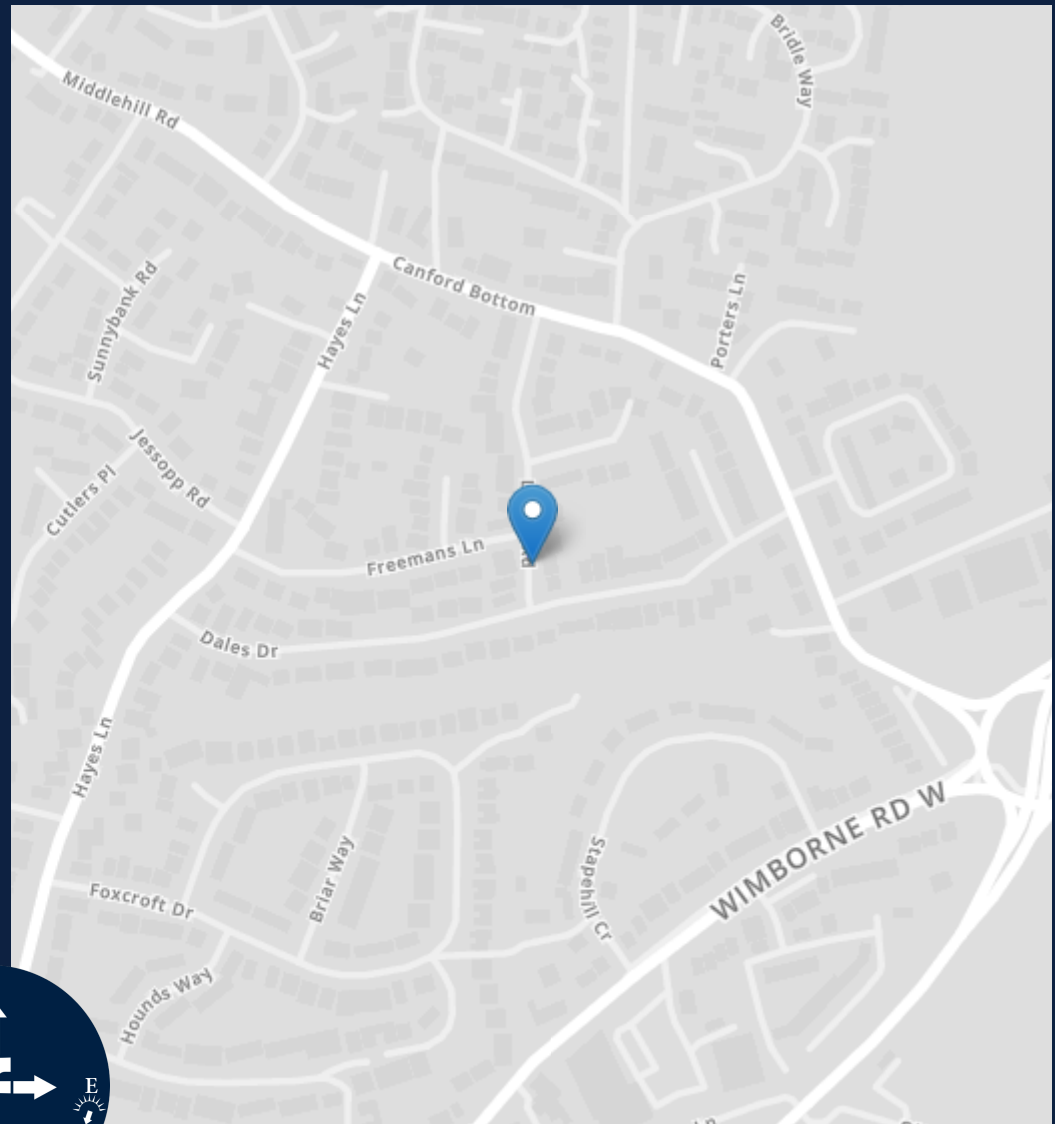
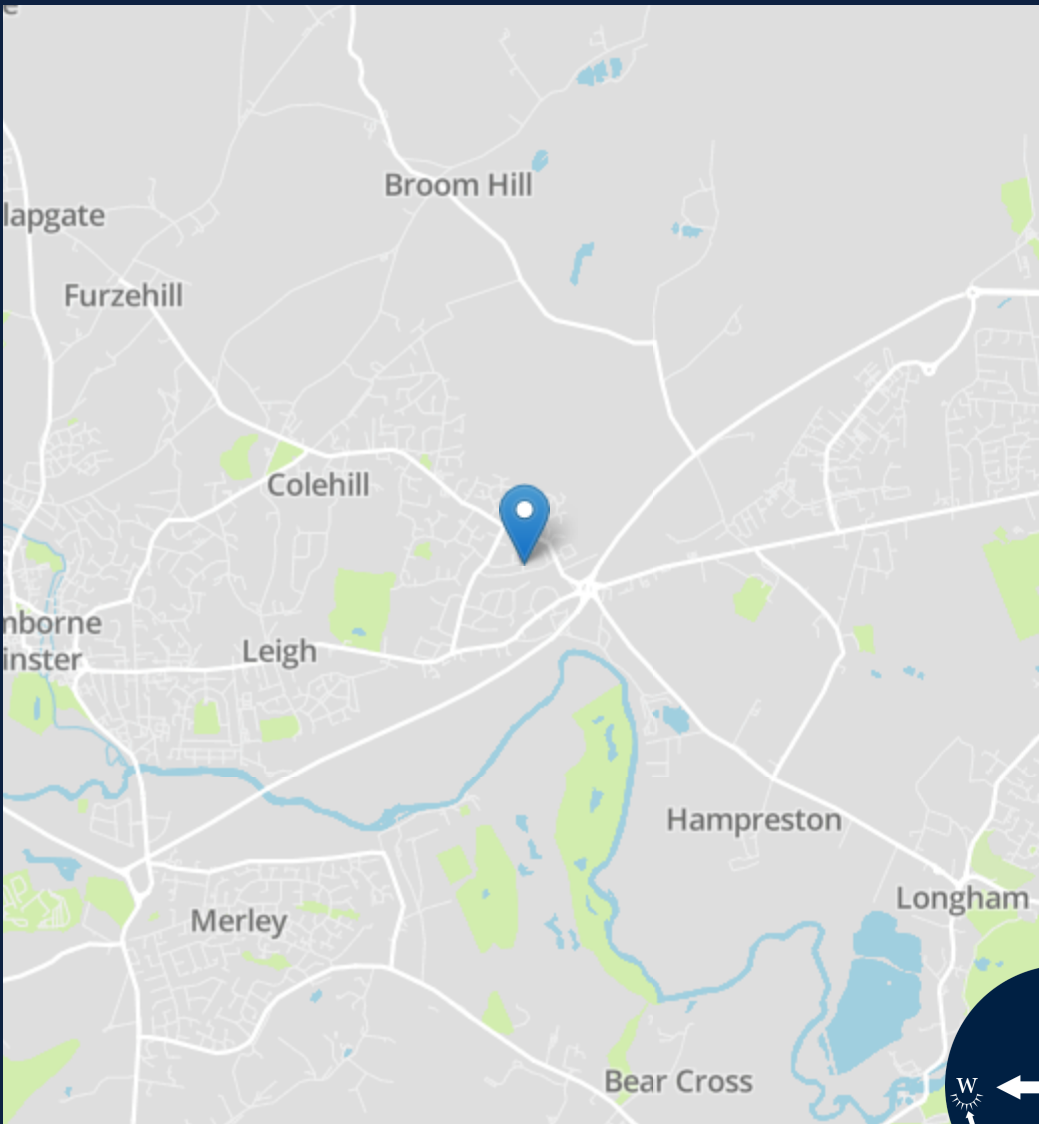




GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
70	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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