



Asking Price

£525,000

DELPH ROAD, WIMBORNE BH21 1RS

Freehold



- ◆ DETACHED BUNGALOW
- ◆ THREE DOUBLE BEDROOMS
- ◆ SCOPE TO CREATE AN ANNEXE
- ◆ DETACHED DOUBLE GARAGE
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ GAS FIRED HEATING
- ◆ GENEROUS OFF ROAD PARKING
- ◆ SOLE AGENTS

A deceptive, three bedroom, detached bungalow with scope to create a self- contained annex and boasting a generous detached garage, driveway and garden.

Property Description

The home is set well into its plot and enjoys a natural degree of privacy from the kerb. The accommodation comprises of a formal living room, modern fitted kitchen, family bathroom, second reception room and en-suite bedroom to the ground floor with two further bedrooms on the first floor. The second reception is orientated to the rear of the property and is of a size that means it could easily function as an annex. Furthermore, the home has been double glazed throughout and benefits from gas fired heating.





Gardens and Grounds

The front garden is laid a kept lawn and there is a tarmacadam driveway which widens across the front elevation and furthermore continues to the left hand side of the home to provide access to the detached double garage. There is a further area of tarmacadam between the front of the garage and rear of the bungalow which is ideal for vehicle maintenance and steps leads down to a formal garden with kept lawns and flower beds.

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: 1368 sq ft (127.1 sq m)

Heating: Gas fired (vented) serviced annually

Glazing: Double glazed

Parking: Driveway & double garage

Garden: North facing

Loft: No light. 75% boarded.

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

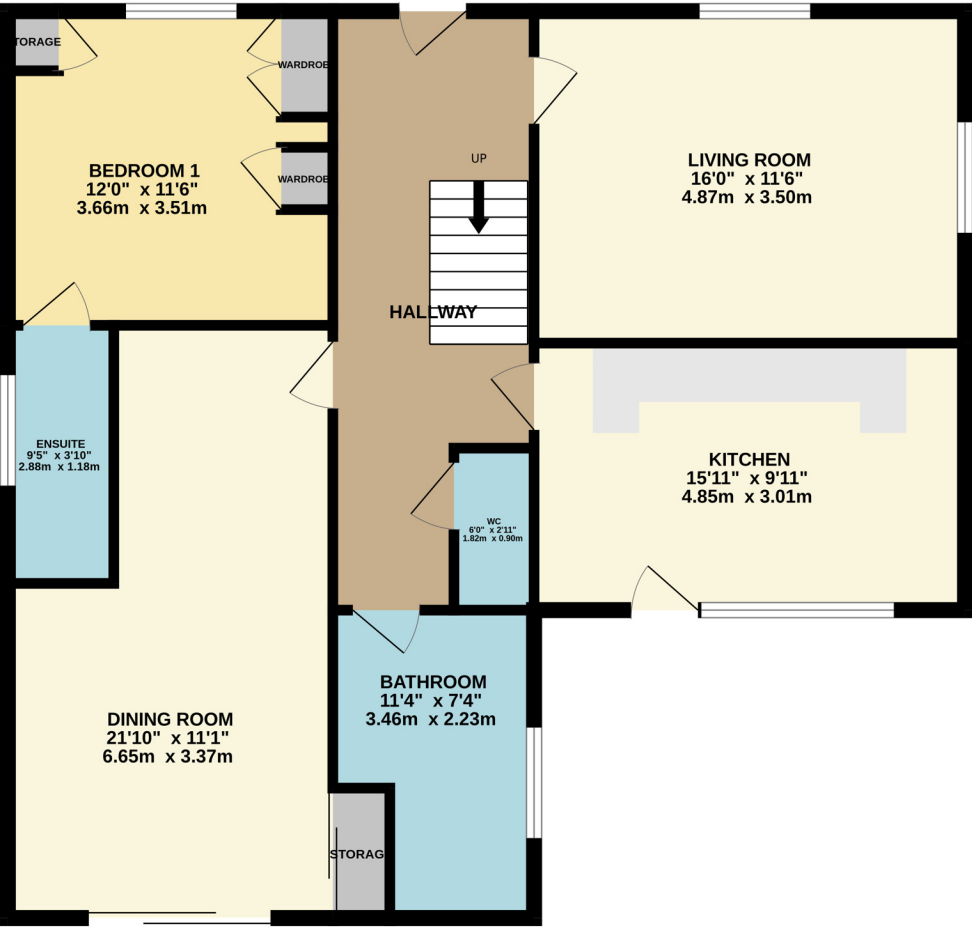
Local Authority: BCP Council

Council Tax Band: D

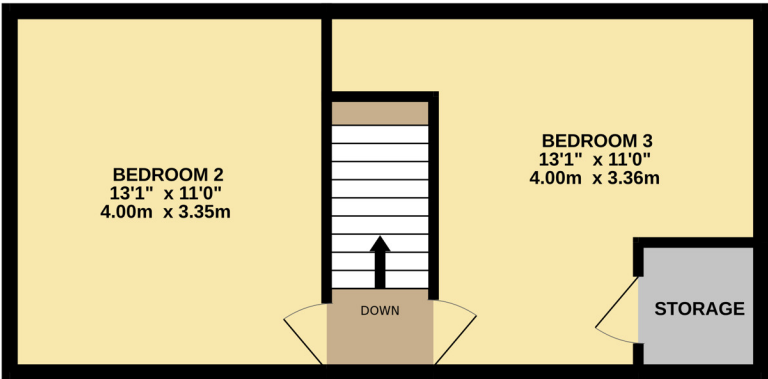




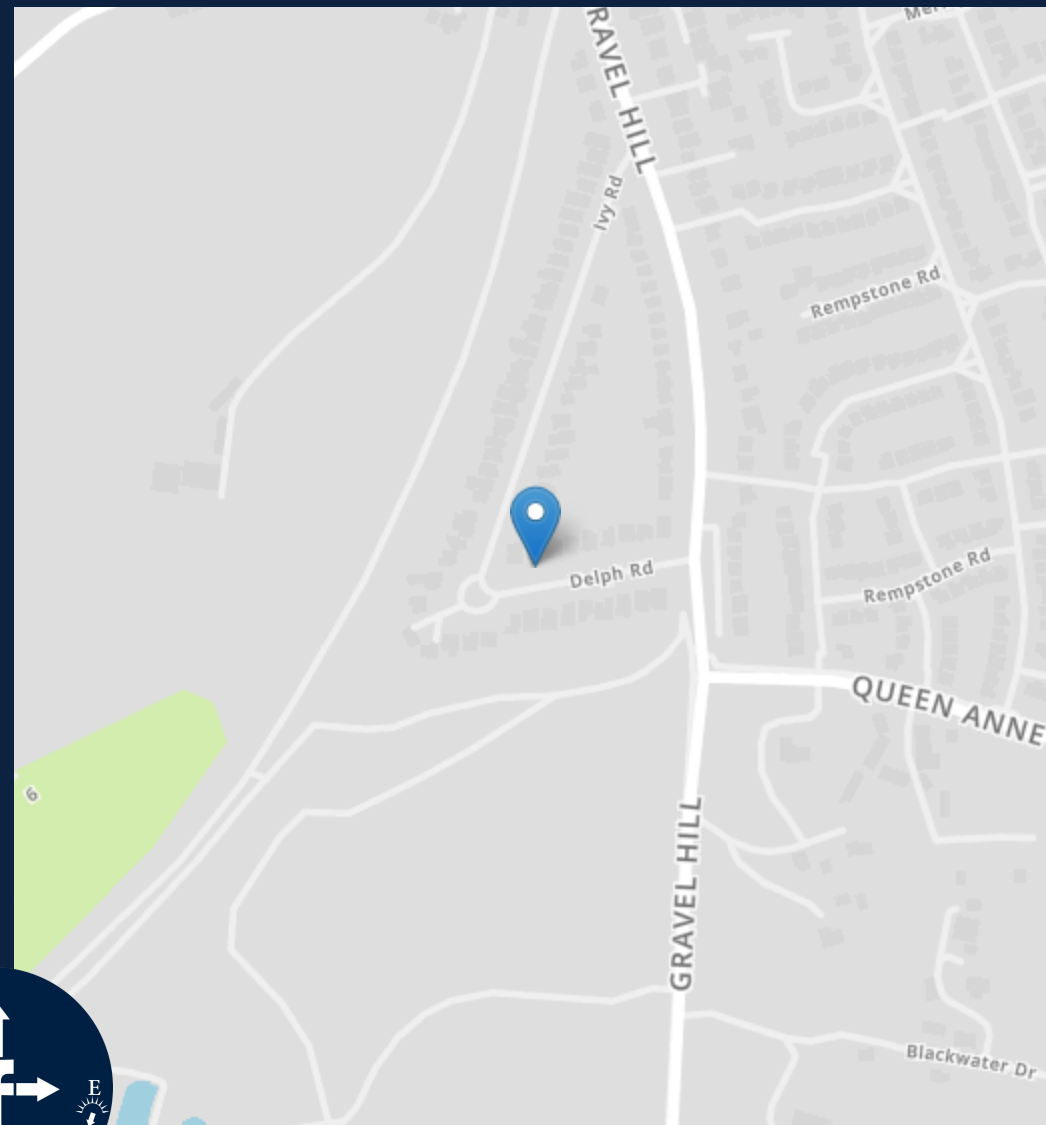
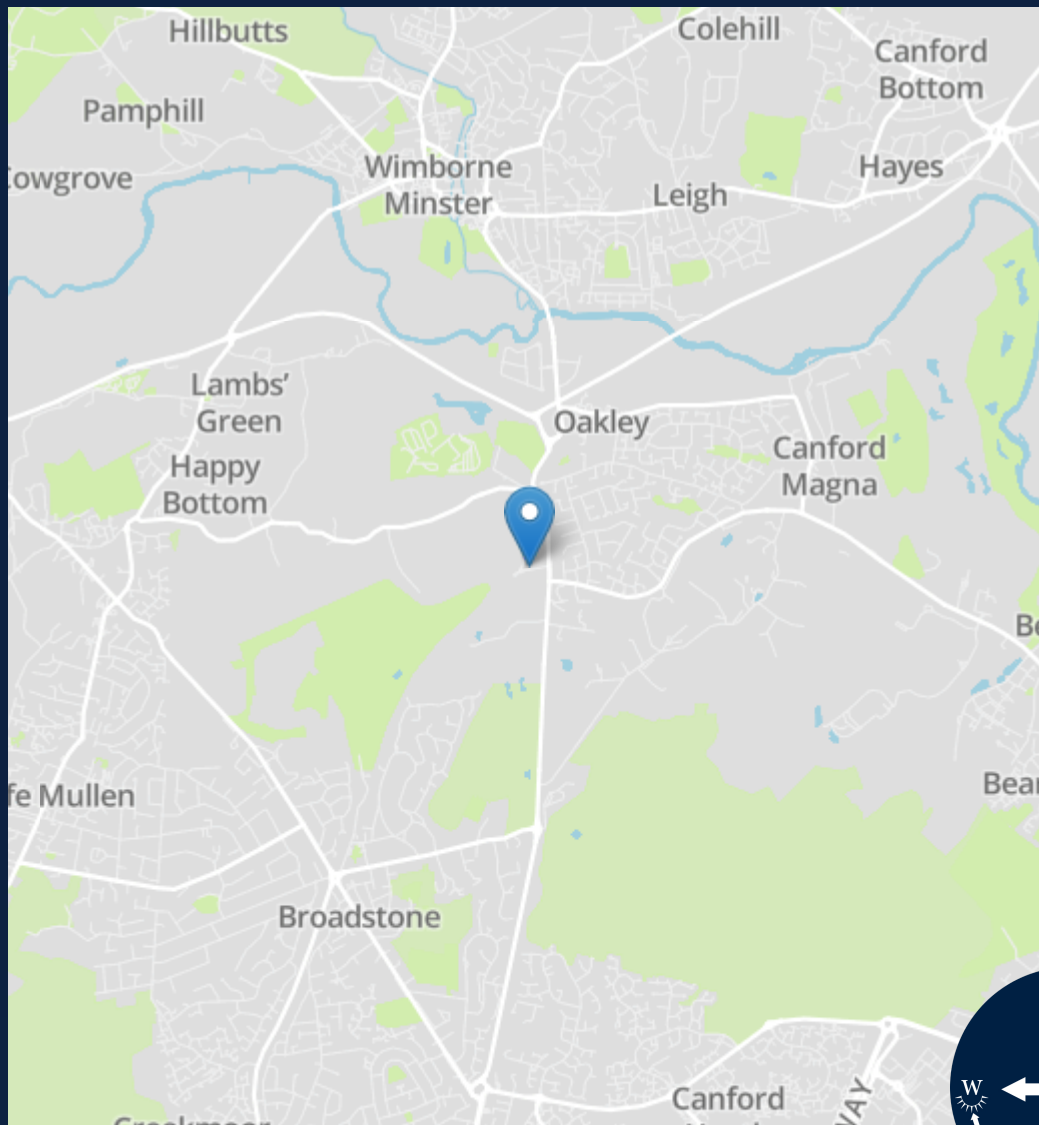
GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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