



*Asking Price*

£395,000

Freehold

MIDDLEHILL ROAD, WIMBORNE BH21 2HQ





- ◆ **DETACHED BUNGALOW**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **NO FORWARD CHAIN**

A detached two bedroom bungalow, positioned within a sympathetic plot, which lends itself to extension(STPP) and also offers generous off road parking as well as a detached garage.

## Property Description

The bungalow is well positioned within its plot and, in our opinion, there is scope to be able to extend the bungalow considerably (STPP). The accommodation currently comprises of two double bedrooms, family bathroom, kitchen and triple aspect living room. The home is double glazed and has the benefit of gas fired heating.

## Gardens and Grounds

The front garden is entirely laid to gravel which provides ample off road parking for several vehicles and the driveway extends around the right hand side of the home providing further off road parking, and in turn access to the detached lockup garage. To the side of the garage there is further vehicular parking and the rear garden is predominantly laid to a kept lawn, with a patio 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 and only 1.5 hours away from London. 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, Blue Flag beaches and coastal routes to explore.

Size: 726 sq ft (67.5 sq sm)

Heating: Gas fired (Combi)

Glazing: Double glazed

Parking: Drive & detached garage

Loft: Yes. No ladder installed or lighting.

Garden: South facing

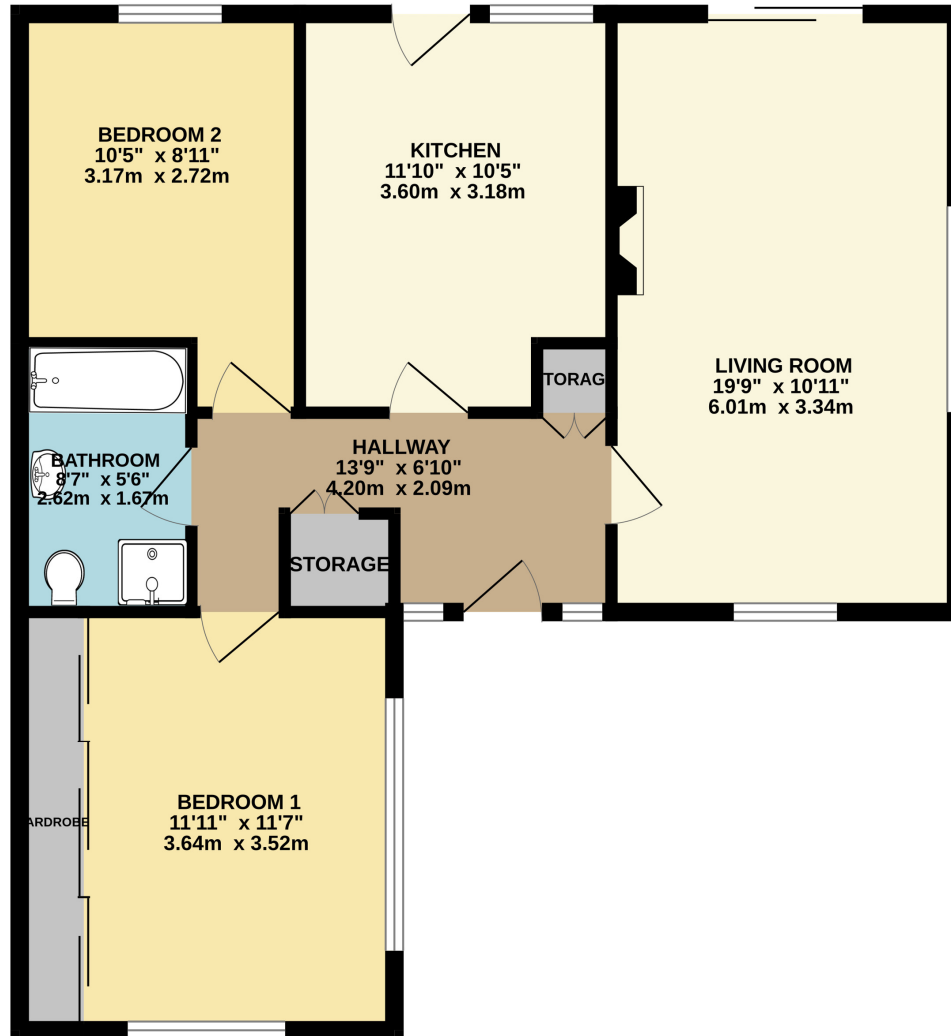
Main Services: Electric, gas, water, telephone, drains

Local Authority: Dorset Council

Council Tax Band:D

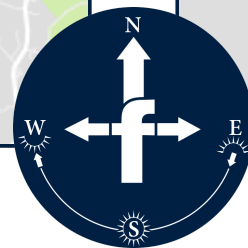
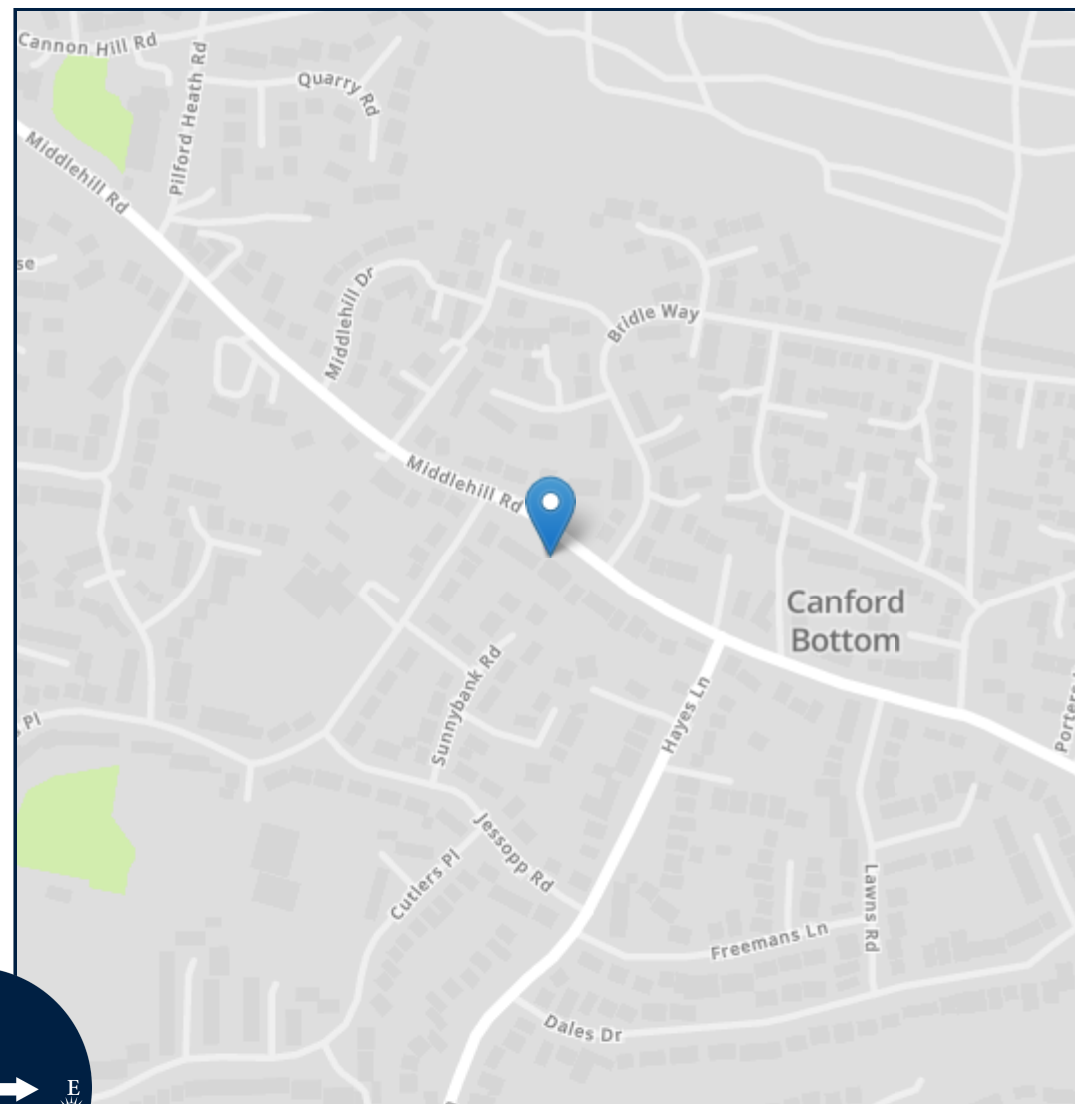
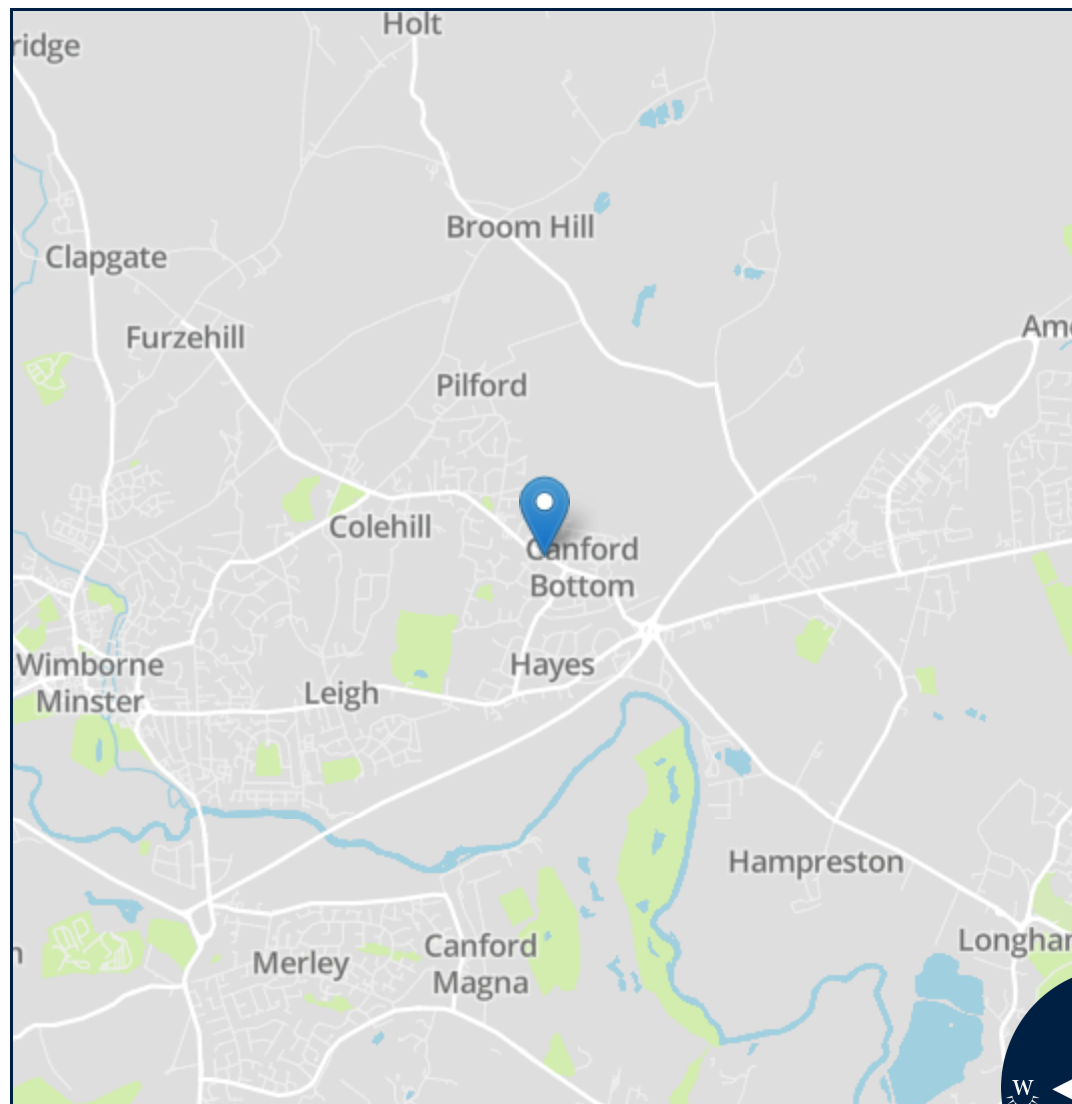


GROUND FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(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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