



*Offers in Excess of*

**£515,000**

MAGNA ROAD, BOURNEMOUTH BH11 9NA

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ THREE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ LARGE OPEN PLAN KITCHEN
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ GAS FIRED HEATING
- ◆ GENEROUS OFF ROAD PARKING
- ◆ SOLE AGENTS

A well proportioned and versatile, three bedroom, detached family home boasting scope to be able to extend (STPP) and offering generous off road parking as well as a sizeable rear garden.

### Property Description

The home is positioned on Magna Road within the heart of Bearwood and offers well proportioned and versatile accommodation which would suit a wide variety of purchasers. The accommodation comprises a living room, large open plan modern fitted kitchen and breakfast room, utility room and shower room on the ground floor, with three bedrooms and family bathroom to the first floor. The home has already been sympathetically extended on the ground floor and, in our opinion, could easily be extended to the first floor (STPP). Furthermore, the home benefits from gas fired heating and is double glazed throughout.





## Gardens and Grounds

The front garden is entirely laid to a dressed gravel driveway which is suited to several vehicles and in turn continues up the left hand side of the home. The boundaries are clearly denoted by closed panel fencing and there is access to the rear garden from both the right and left of property. The rear garden is primarily laid to a kept lawn and there is a dressed gravel area which spans the entire rear elevation of the home. Towards the rear boundary there is a patio area and a further area of hard standing which is ideally suited to a 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: 984 sq ft (91.4 sq m)

Heating: Gas fired (combi) 5 yrs old serv. annually & warranty

Loft: No ladder or lighting.

Glazing: Double glazed

Parking: Driveway for 6 cars

Garden: North facing

Main Services: Electric, water, gas, drains

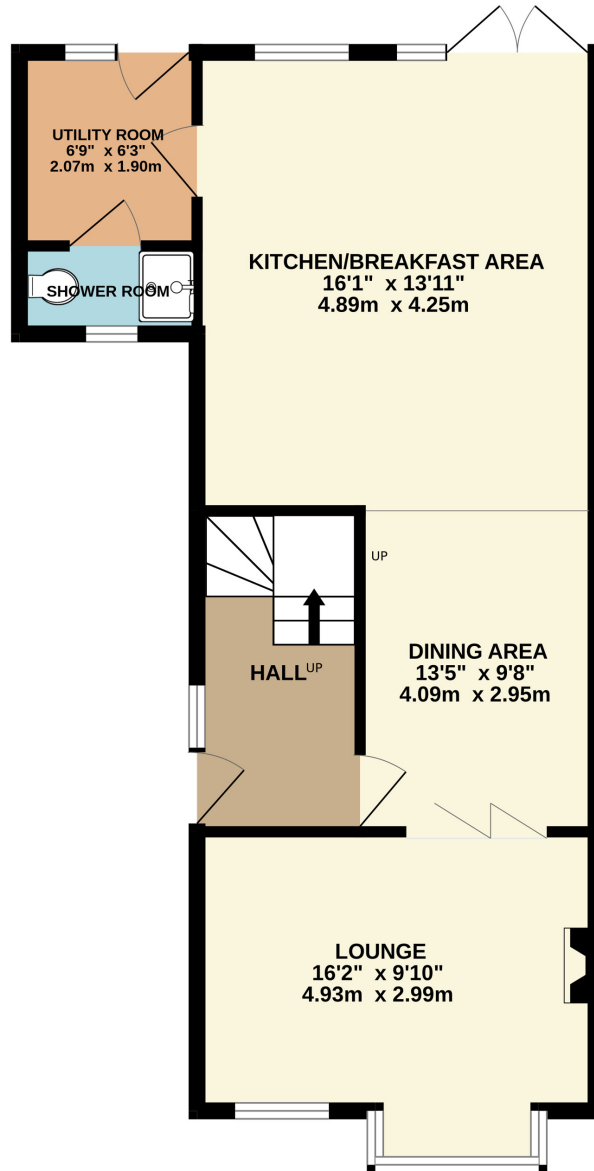
Local Authority: BPC Council

Council Tax Band: C

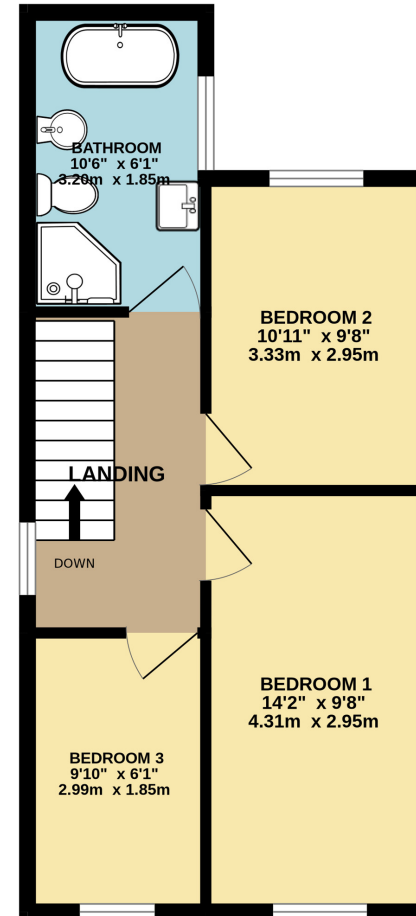


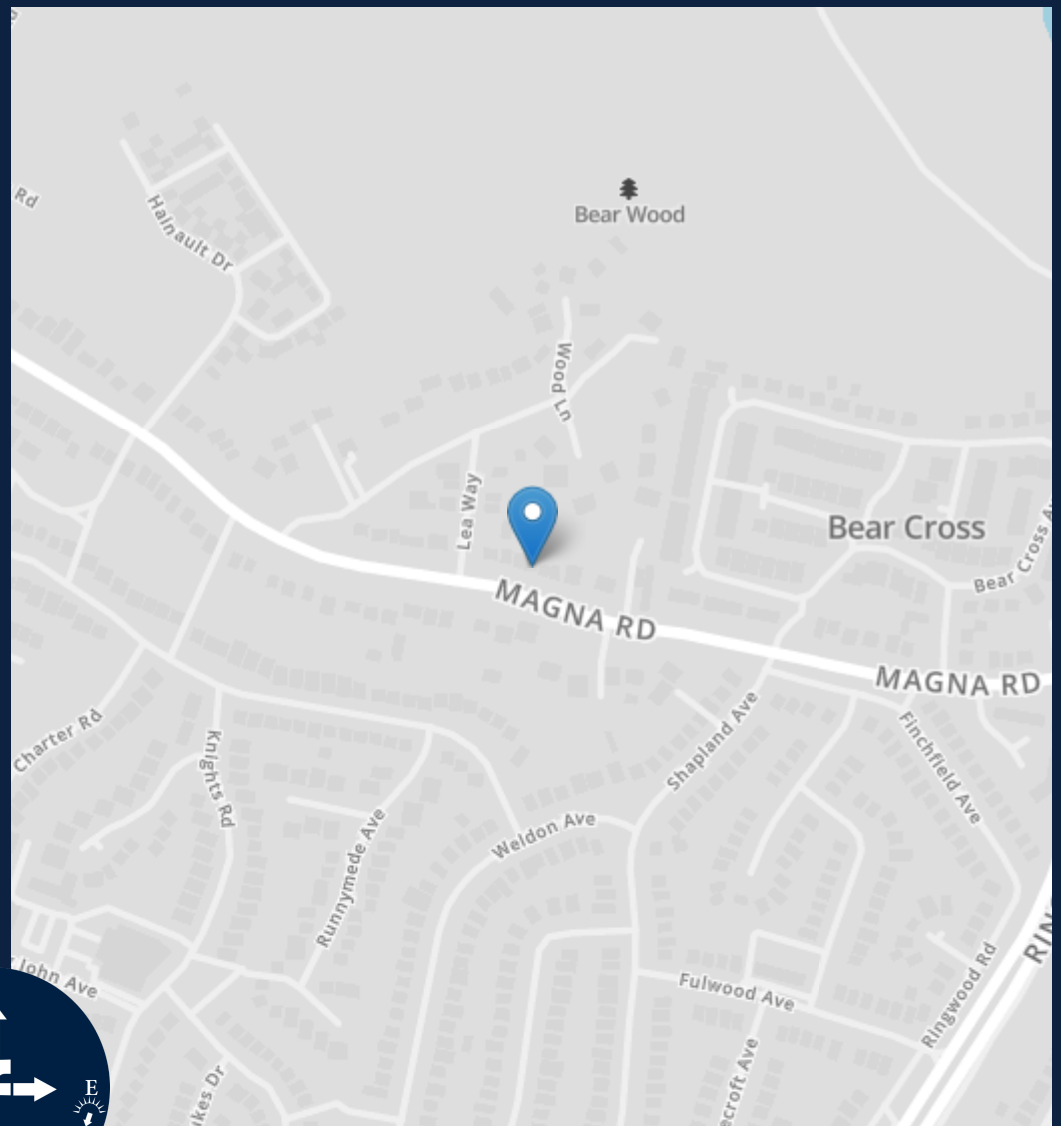
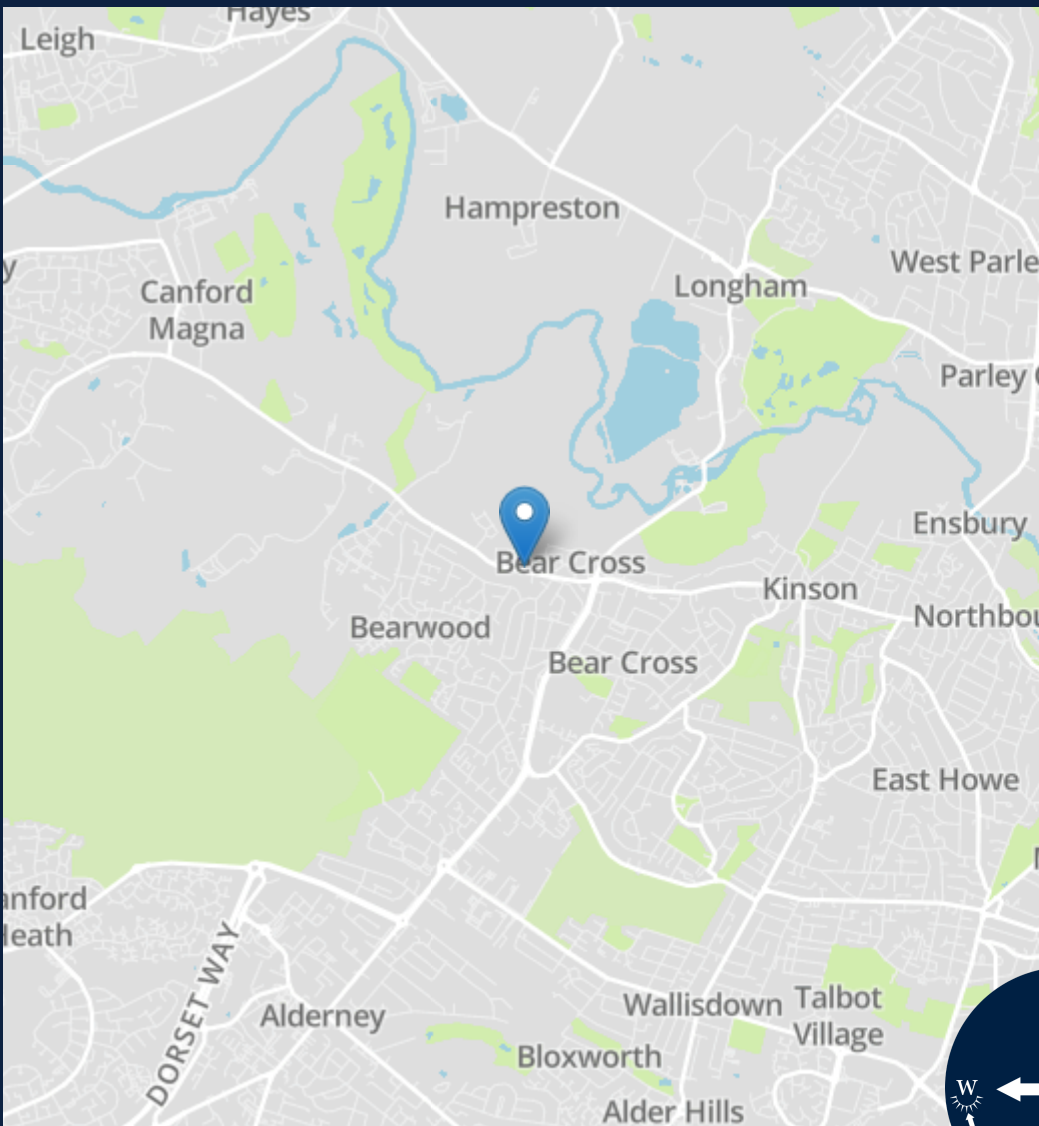


GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.





Energy Efficiency Rating	
	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>	69
(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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