



35

£295,000

Leasehold

VICTORIA PLACE, WIMBORNE, DORSET BH21 1YE



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- ◆ **TWO BEDROOM BUNGALOW**
- ◆ **AGE RESTRICTED ACCOMMODATION**
- ◆ **NO FORWARD CHAIN**
- ◆ **REAR GARDEN**

A well-portioned, two bedroom, bungalow within this popular age restricted development and boasting a purpose-built conservatory and rear garden.

Property Description

A rarely available, well-presented two-bedroom retirement bungalow located in Victoria Place. The home is just one of six within this sought-after development and offers easy access to local shops, amenities and is a short walk from Wimborne Town Centre.

The accommodation comprises a welcoming entrance hall, a well-portioned living room and conservatory, which enjoys pleasant views over the rear garden. The kitchen is well-appointed with a selection of base and eye level units and space for a fridge/freezer. The property also benefits from two bedrooms, both of which are well-proportioned, alongside a modern wet room designed with practicality and ease of use in mind.

Further benefits include double glazing, night storage and electric heating and residents parking is available on a first come first served basis.

Gardens and Grounds

The rear garden is a particular feature of the property, offering a low-maintenance outdoor space. Thoughtfully arranged, the garden provides a pleasant setting with a combination of patio and planted areas, creating the perfect balance for both seating and light gardening.

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: 588 sq ft (54.7sq m)
Heating: Electric Heating
Glazing: Double Glazed
Garden: Rear garden
Main Services: Electric, water and drains
Local Authority: Dorset Council
Council Tax: Band C

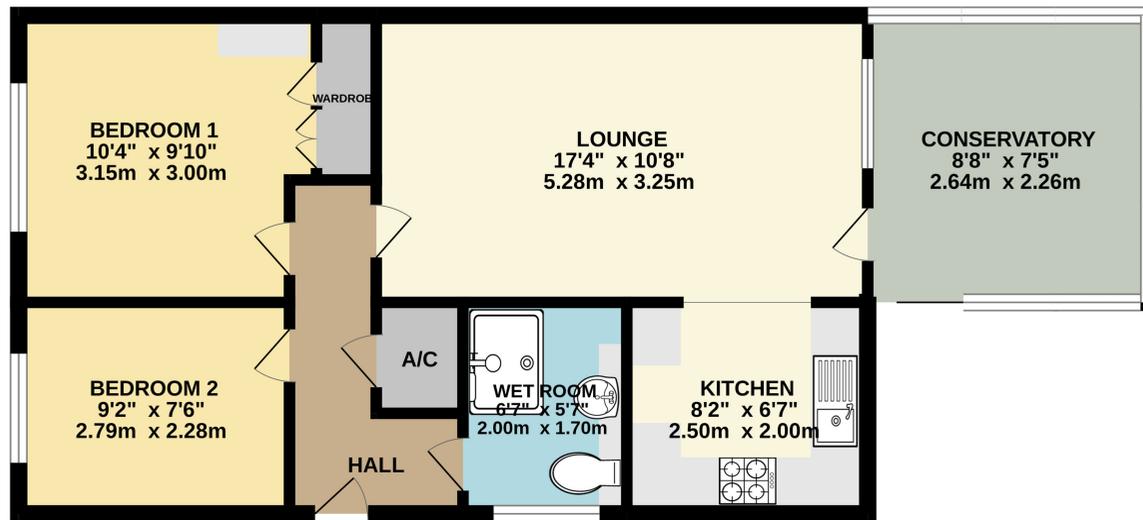
Additional Information:

For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

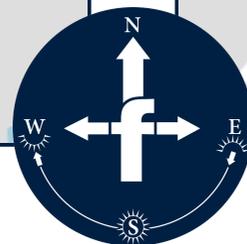
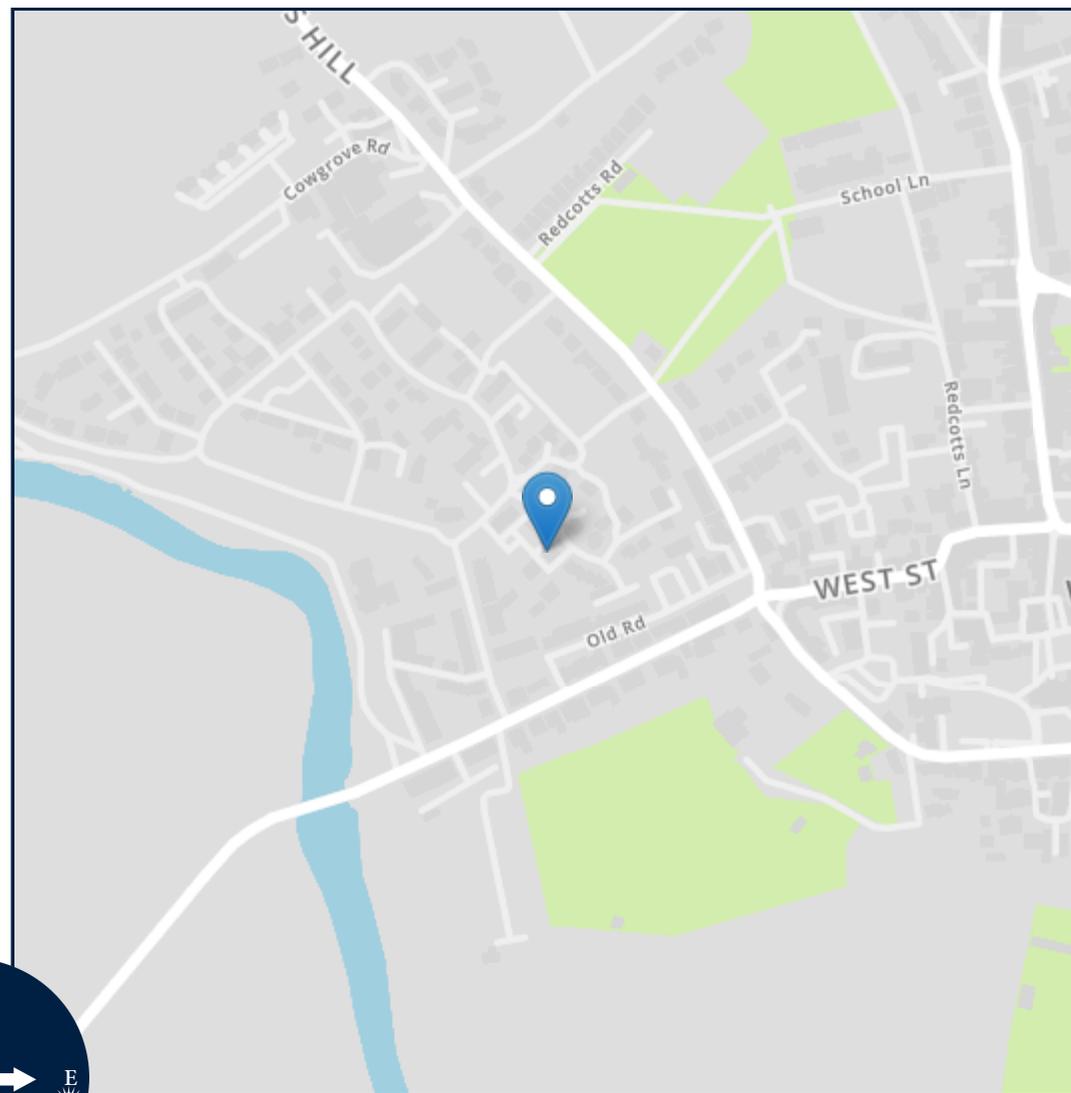
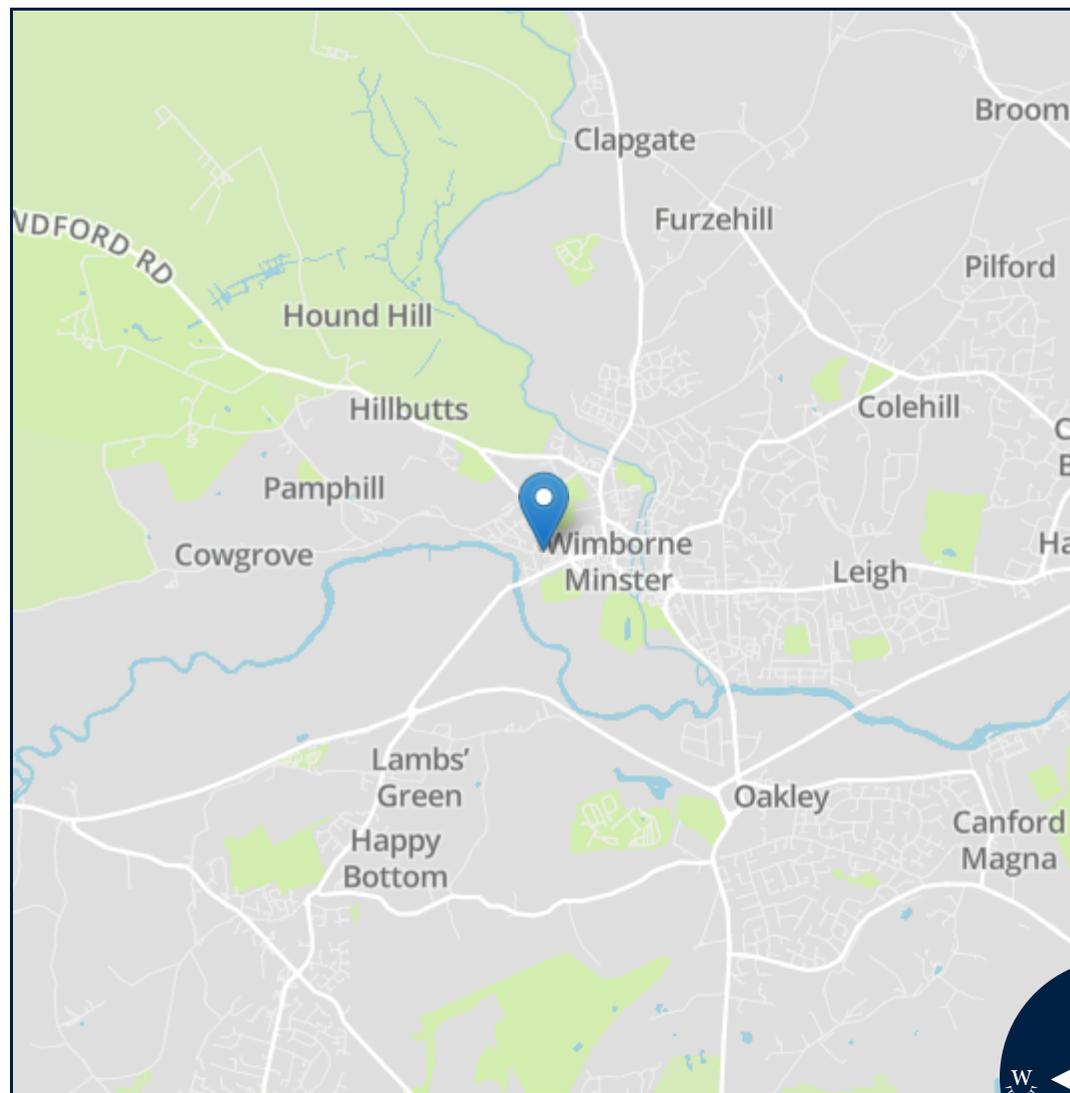


GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.7 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		92
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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