



HEARNES

WHERE SERVICE COUNTS

**Forest View Drive, Stapehill
Wimborne, Dorset, BH21 7NU**

FREEHOLD PRICE

£350,000

“Superb opportunity to acquire a detached bungalow needing modernisation, with potential to extend, a 90ft rear garden and no chain”

This detached bungalow occupies a well-proportioned plot and requires modernisation throughout.

The accommodation comprises two double bedrooms, bathroom, kitchen, 16ft dual aspect lounge and a convenient entrance porch. There is also potential to extend (STPP) due to the impressive rear garden measuring 90ft in length, together with a 16ft detached garage/workshop.

There is driveway parking for several vehicles, and the property is offered with no forward chain.

- **Entrance** - Steps lead up to a front door providing immediate access to a convenient lobby with windows and the main front door to the entrance hall
- **Entrance hall** - Wood laminate flooring and door to a cupboard housing the hot water tank
- **Lounge/dining room** – Dual aspect with windows to the front and side aspects and wood laminate flooring
- **Kitchen** – In need of complete modernisation with traditional units and worktops, sink unit, space power and plumbing for utilities, wall mounted gas-fired boiler, windows to both the rear and side aspects and a door giving access to the impressive rear garden
- **Bedroom one** - Enjoys a dual aspect with windows to the side and front aspects
- **Bedroom two** – Dual aspect with windows to the side and rear overlooking the garden
- **Bathroom** – Matching white suite comprising panelled bath, WC, wash hand basin, opaque window to the rear aspect and partially tiled walls
- **Front driveway** - providing off-road parking, leading to the detached garage.
- **Detached garage** - (17ft 5in x 8ft 4in) with an up and over door
- **Rear garden** - (90ft x 40ft) The rear garden is landscaped over three sections with a raised patio and steps down to a lawned area and mature hedging with timber fencing and side access to the driveway

The market town of Wimborne is located approximately 3 miles away. Wimborne itself offers a good selection of day-to-day amenities. Ferndown also offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.

COUNCIL TAX BAND: D

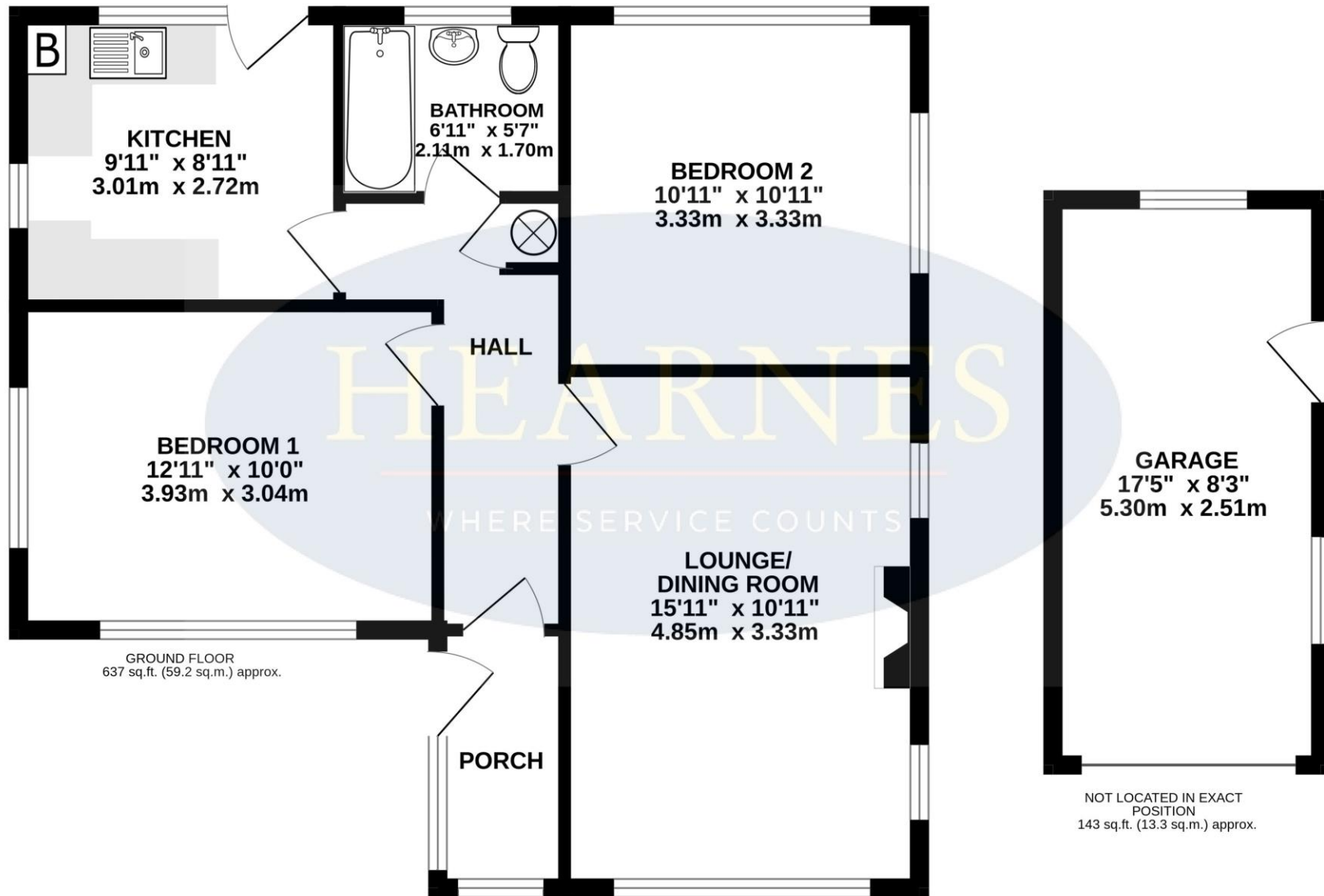
EPC RATING: D



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TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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