



£450,000

Freehold

EAST BOROUGH, WIMBORNE BH21 1PL

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- ◆ **DETACHED BUNGALOW**
- ◆ **TOWN CENTRE LOCATION**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **SCOPE TO MODERNISE**

A well proportioned and generous detached two bedroom bungalow within the heart of Wimborne town centre with off road parking and garage, private rear garden and no forward chain.

Property Description

The home is located within the heart of Wimborne town Centre with its wealth of shopping and entertainment facilities. The home boasts generous accommodation which would suit someone looking to put their own stamp on a home, and comprises a living room, conservatory, two double bedrooms, family bathroom and kitchen. The home also offers gas fired heating, double glazing and a private, southerly aspect rear garden.

Gardens and Grounds

The front garden is primarily laid to a kept lawn and there is an established Acer tree, as well as mature hedges, which clearly denote the borders. The driveway is laid to a dressed gravel and is suited to two vehicles, in turn giving access to the addressed tandem-style garage with an up-and-over style door. The rear garden is also laid to a kept lawn and has a southerly aspect. The garden is well stocked and has mature hedges and shrub 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: 1135 sq ft (105.4 sq m)

Heating: Gas fired (Vented)

Glazing: Double glazed

Parking: Driveway & tandem-style garage

Garden: South facing

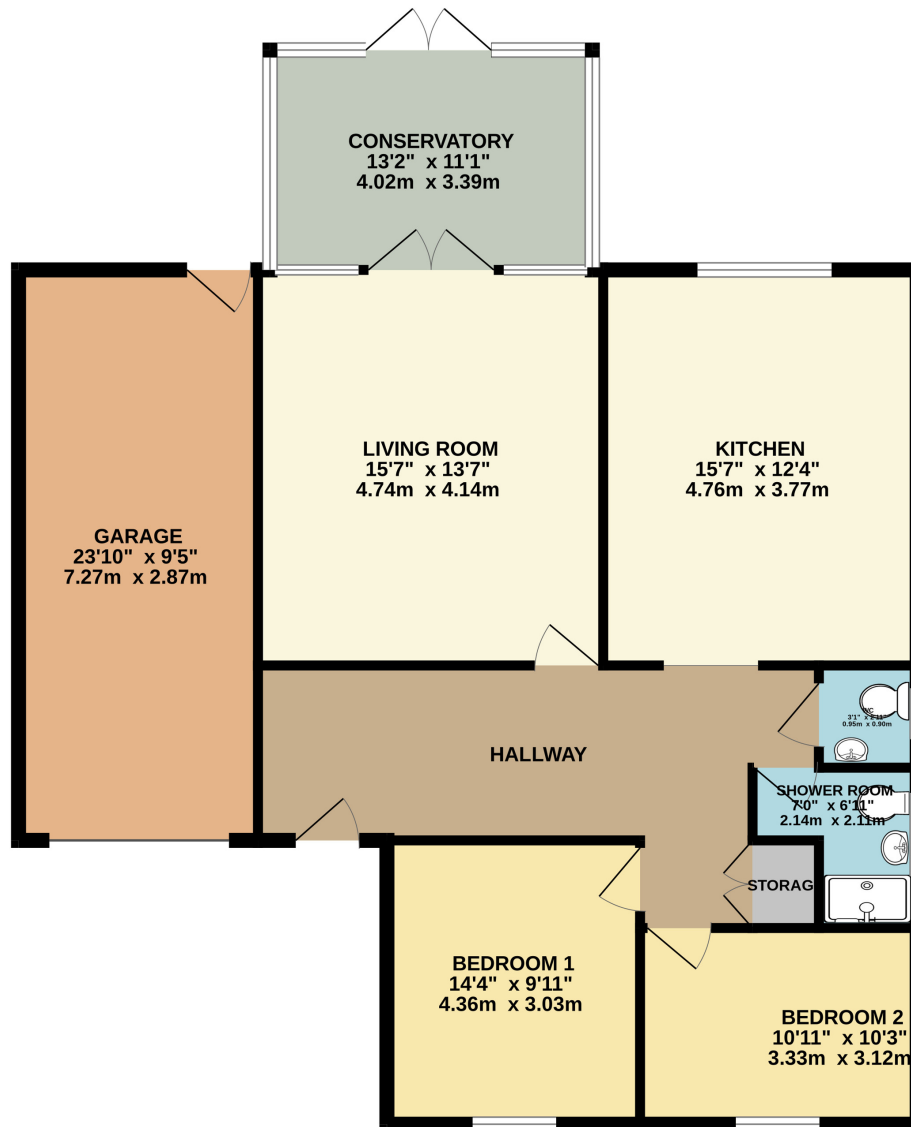
Main Services: Electric, gas, water, telephone, drains

Local Authority: Dorset Council

Council Tax Band: B

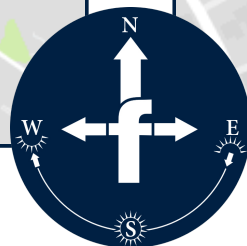
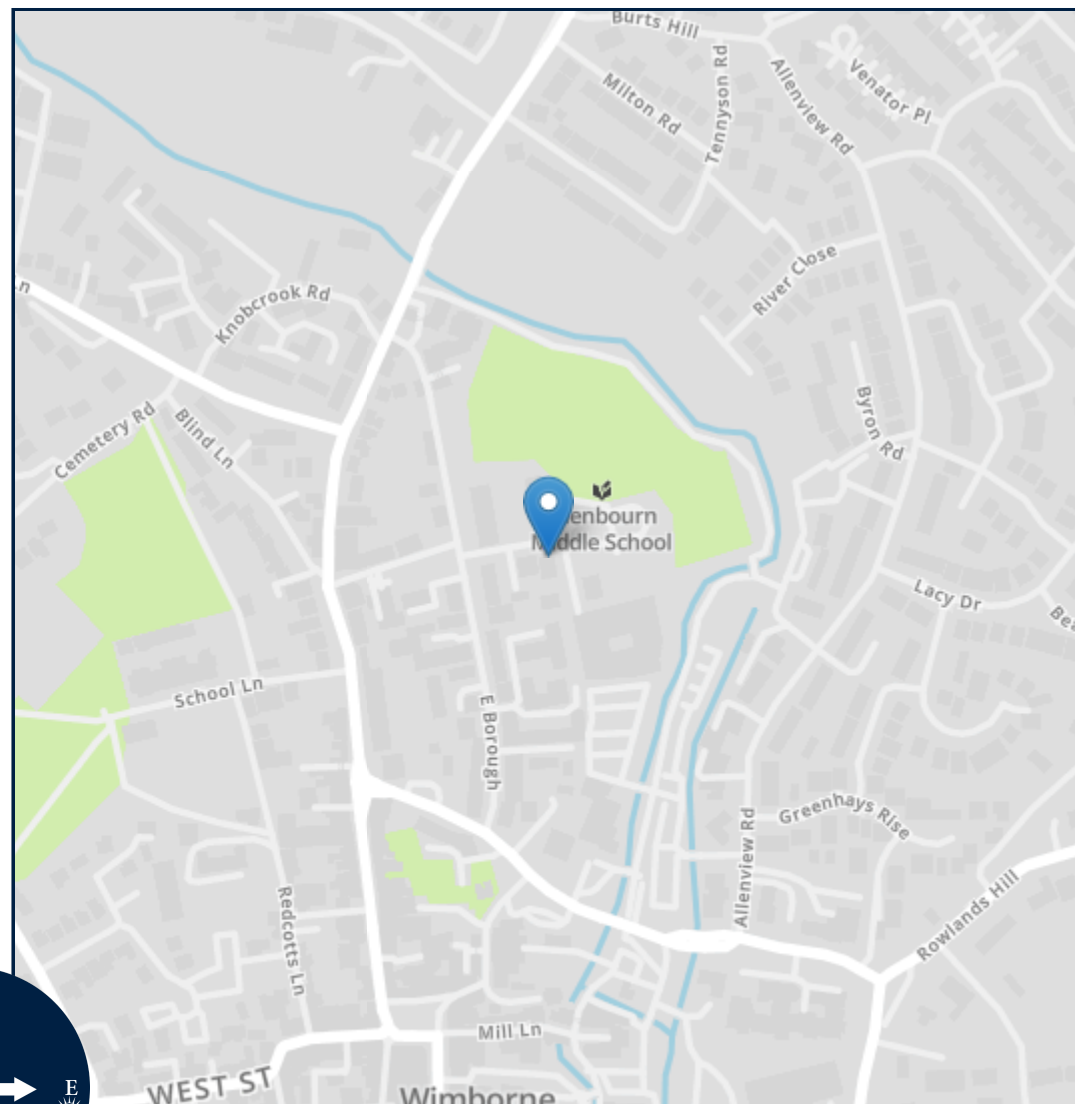
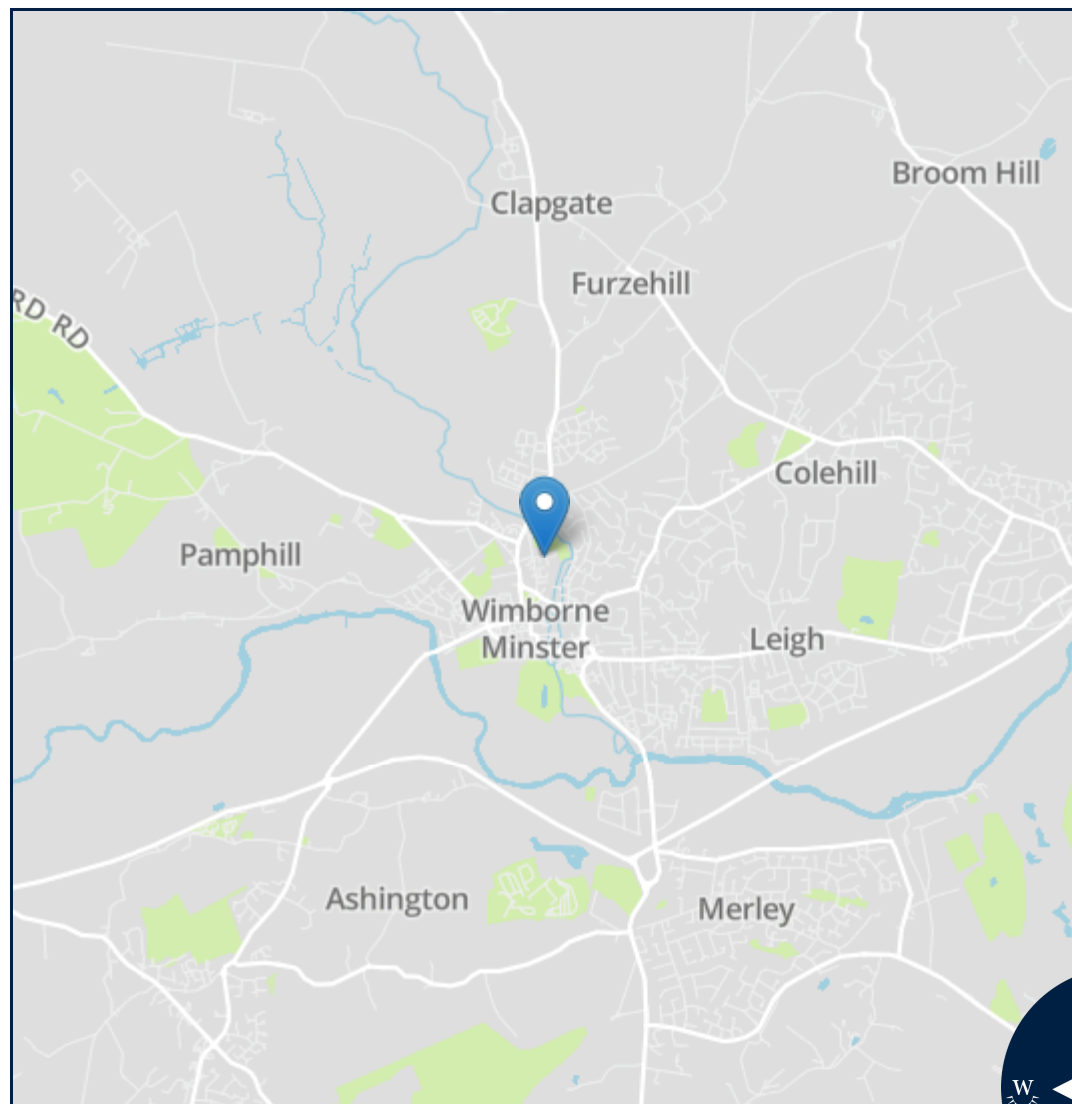


GROUND FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(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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12 East Street, Wimborne,
Dorset, BH21 1DS
www.fisksestateagents.co.uk
01202 880000