

Asking Price

£325,000

Freehold

MARTINDALE AVENUE, WIMBORNE, DORSET BH21 2LF



- ◆ **SEMI DETACHED BUNGALOW**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **IN NEED OF UPDATING**

A semi-detached, two bedroom, bungalow boasting scope to extend and in need of updating throughout with a private, easterly facing rear garden, detached single garage, gas fired heating and a generous amount of off road parking.

Property Description

Martindale Drive is a cul du sac which provides a peaceful residential setting. This particular property is positioned on the Easterly edge and, in our opinion, provides scope to be extended (STPP). The accommodation comprises of two double bedrooms, living room, kitchen and family bathroom and the home is in need of modernisation throughout. The property benefits from being double glazed and has gas fired heating.

Gardens and Grounds

The front garden is primarily laid to lawn and there is a tarmac driveway which leads up the right hand side of the garden, providing a generous amount of off road parking and in turn provides access to the detached single garage. The rear garden is well stocked with boundaries clearly defined and is predominantly laid to a kept lawn.

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 dating back over 50 years 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.

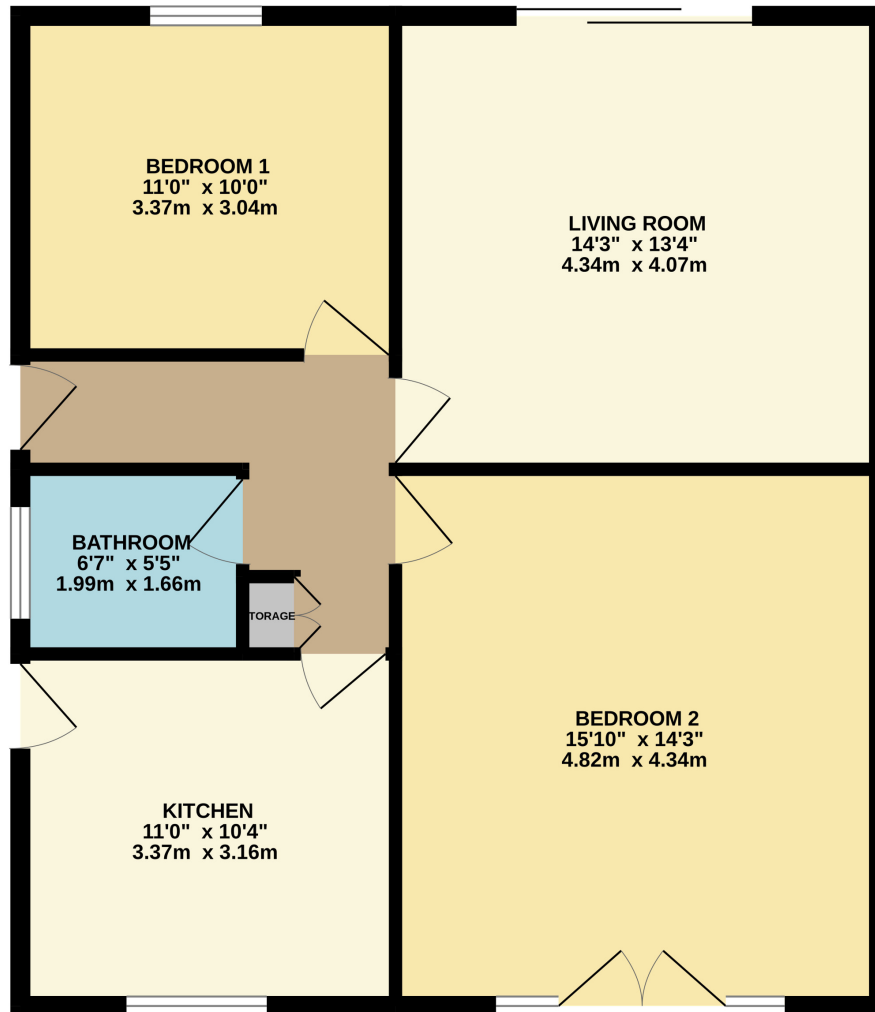
Size: 737 sq ft (68.4 sq m)
 Heating: Gas fired Combi serviced annually
 Glazing: Double glazed
 Parking: Driveway & detached garage
 Loft: Yes. Ladder installed. 100% boarded.
 Garden: East facing
 Main Services: Electric, water, gas, drains
 Local Authority: Dorset Council
 Council Tax Band: C
 Additional 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

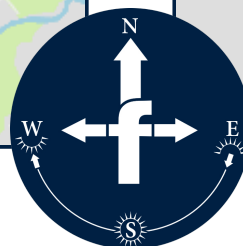
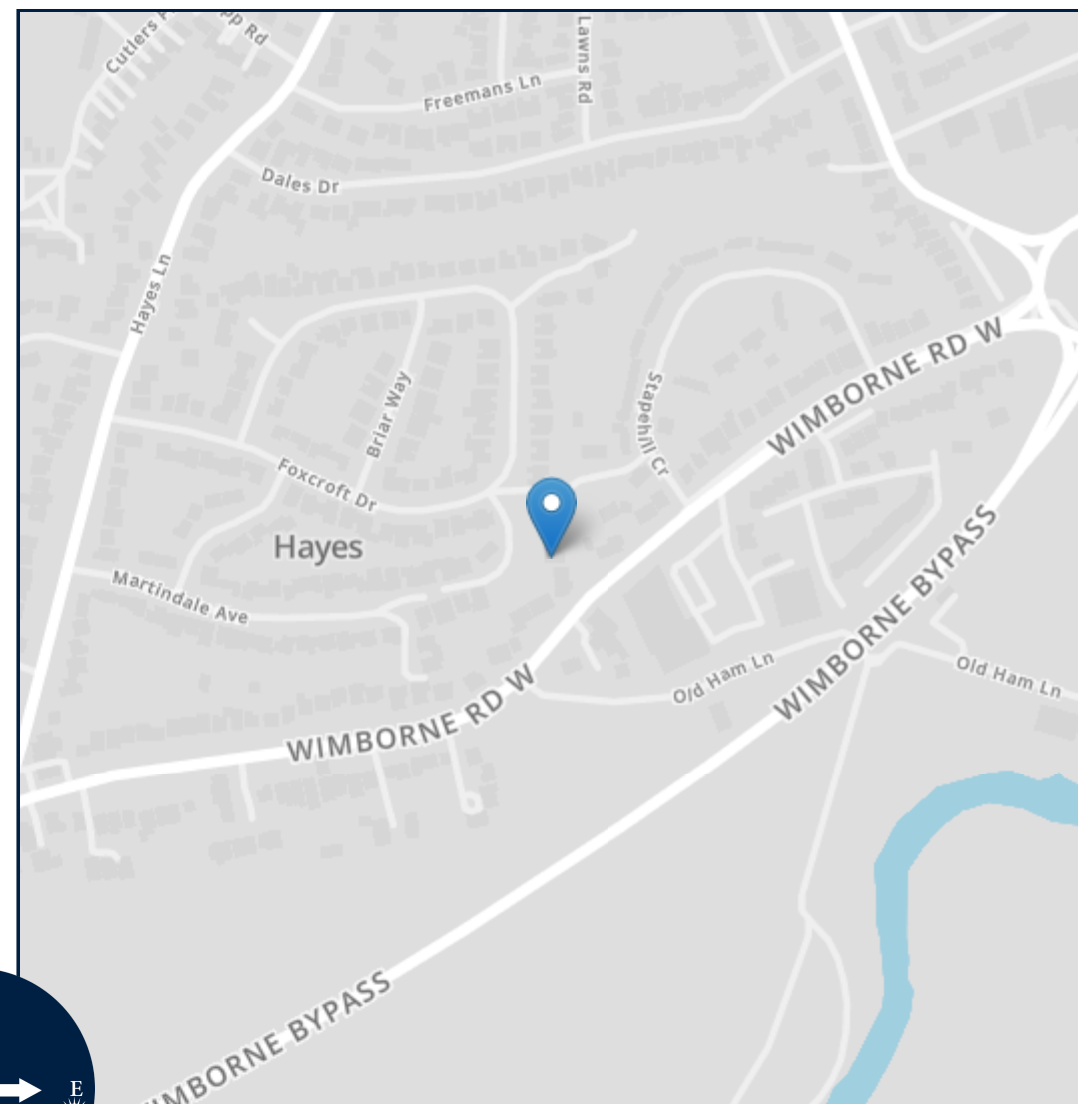
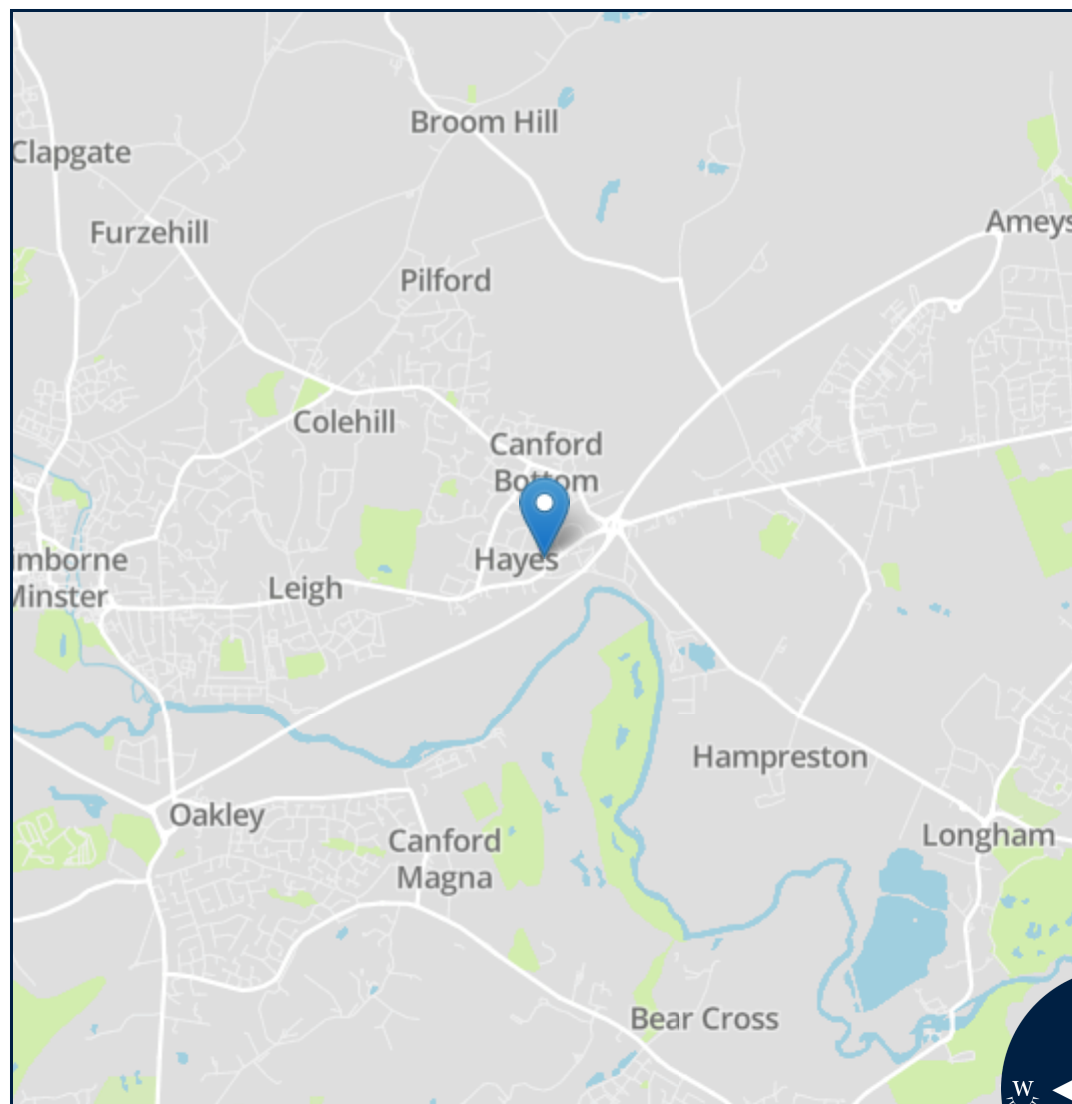


GROUND FLOOR
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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12 East Street, Wimborne,
Dorset, BH21 1DS
www.fisksestateagents.co.uk
01202 880000