



£515,000

OLIVERS WAY, WIMBORNE BH21 2LH

Freehold



- ◆ DETACHED BUNGALOW
- ◆ THREE DOUBLE BEDROOMS
- ◆ VIEWS TOWARDS CANFORD MAGNA
- ◆ GARAGE & OFF ROAD PARKING
- ◆ GAS FIRED HEATING
- ◆ DOUBLE GLAZED
- ◆ SOLE AGENTS

A well proportioned and versatile three bedroom detached bungalow boasting an elevated position with views towards Canford Magna and benefiting from gas fired heating, double glazing and generous driveway.

Property Description

Olivers Way sits towards the southerly edge of Colehill taking full advantage of its elevation and is primarily comprised of detached bungalows which were built between the late 1960's and early 1970's. This particular home sits on the northerly side of the road and benefits from an elevated position from the curb helping the home to enjoy views towards Canford Magna and beyond. The accommodation comprises an open plan living room, dining room and kitchen, three double bedrooms and a family bathroom with a separate cloakroom. The bathroom and cloakroom could easily be merged and the generous entrance hallway would make it simple to extend in to the loft should anyone wish (STPP). The home benefits from gas fired heating and is double glazed throughout.





Gardens and Grounds

The front garden is laid to lawn and there are tiered ornate flower beds with steps that lead to the front door. The driveway is offset to the right hand side of the home and in turn gives access to the detached single garage which has an up and over style door. The rear garden is also tiered and split in to two principal sections. Immediately adjoining the rear elevation is a patio area and steps that lead up to a kept lawn and there is a raised wood-built deck which is perfect for enjoying the far reaching views.

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: 971 sq ft (90.2sq m)

Heating: Gas fired heating (combi) 4 yrs old reg serviced

Glazing: Double glazed

Parking: 4 spaces & single garage

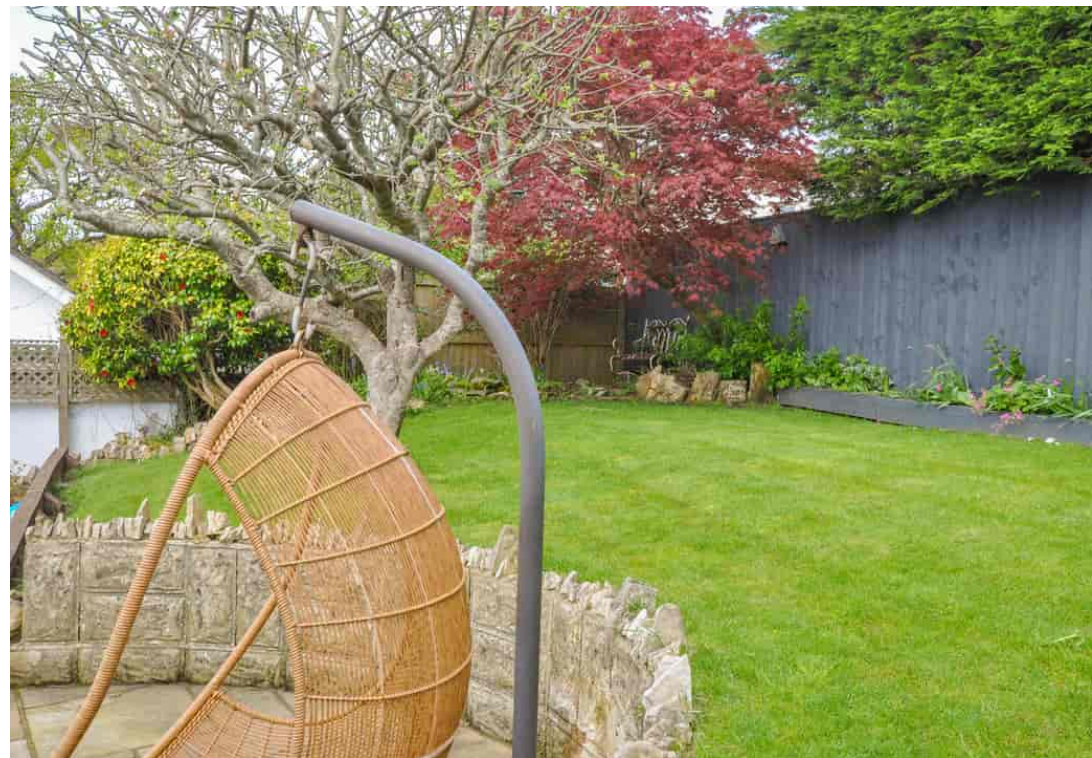
Garden: North facing

Main Services: Gas, water, electric & drains

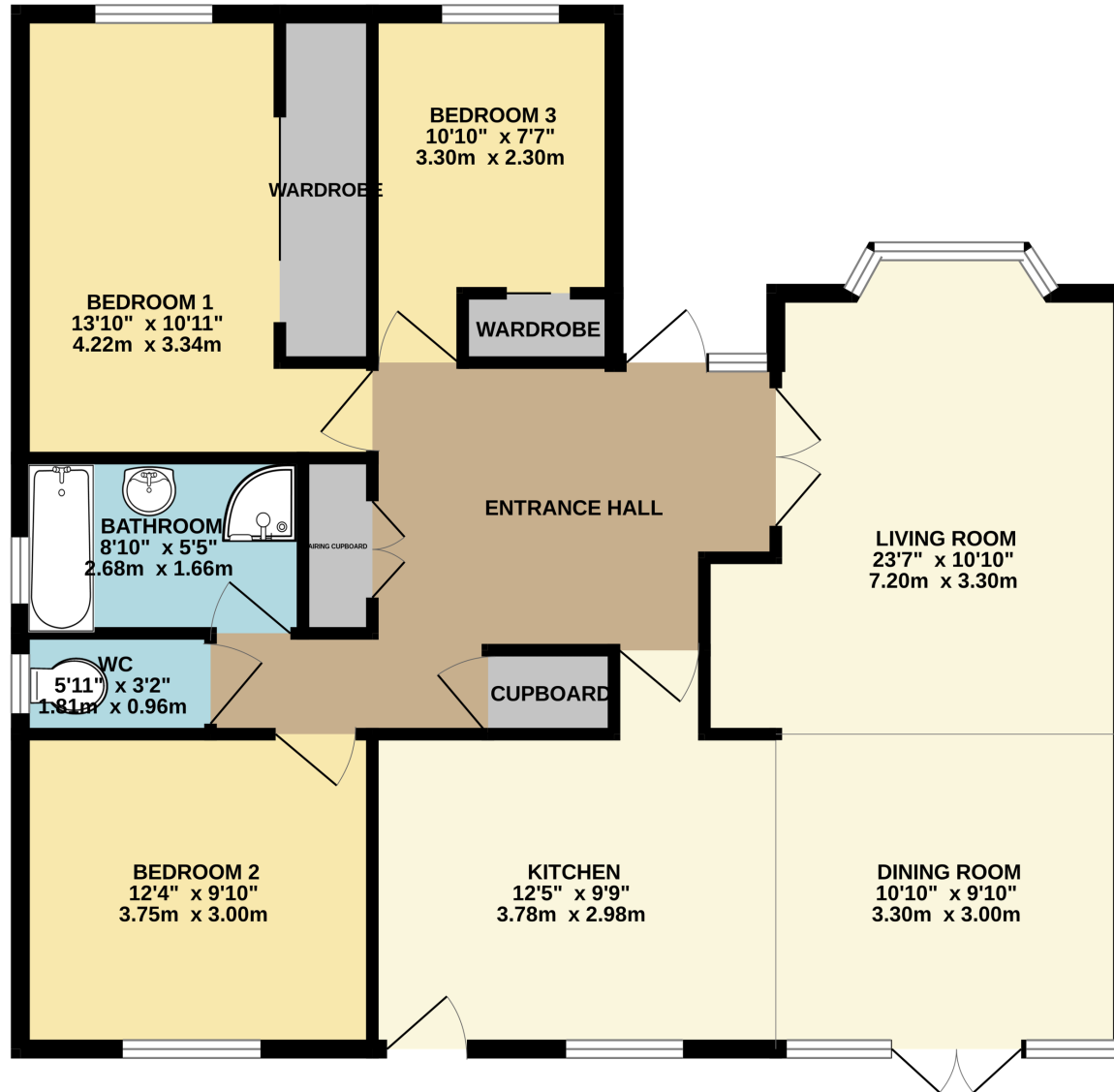
Local Authority: BCP Council

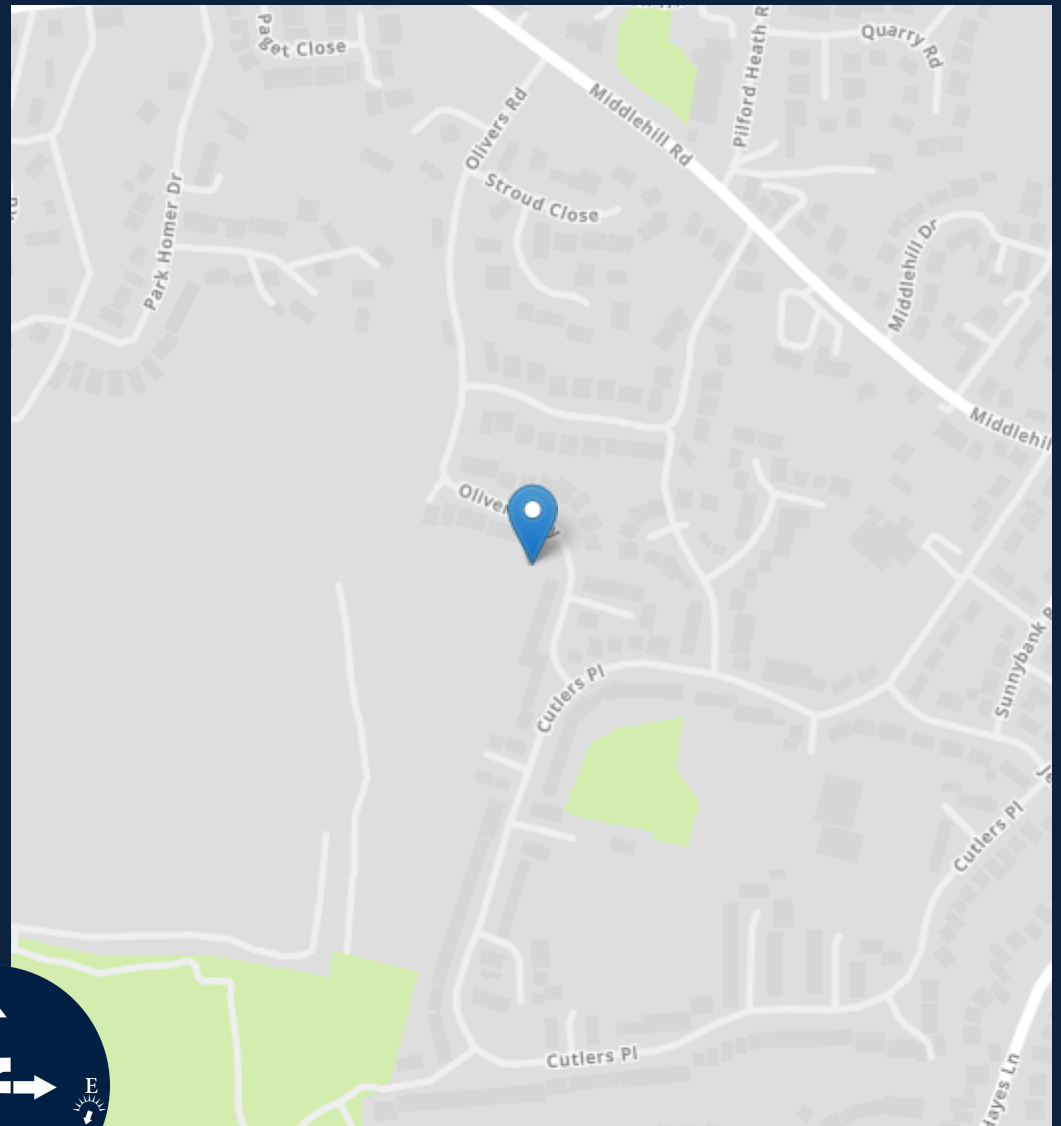
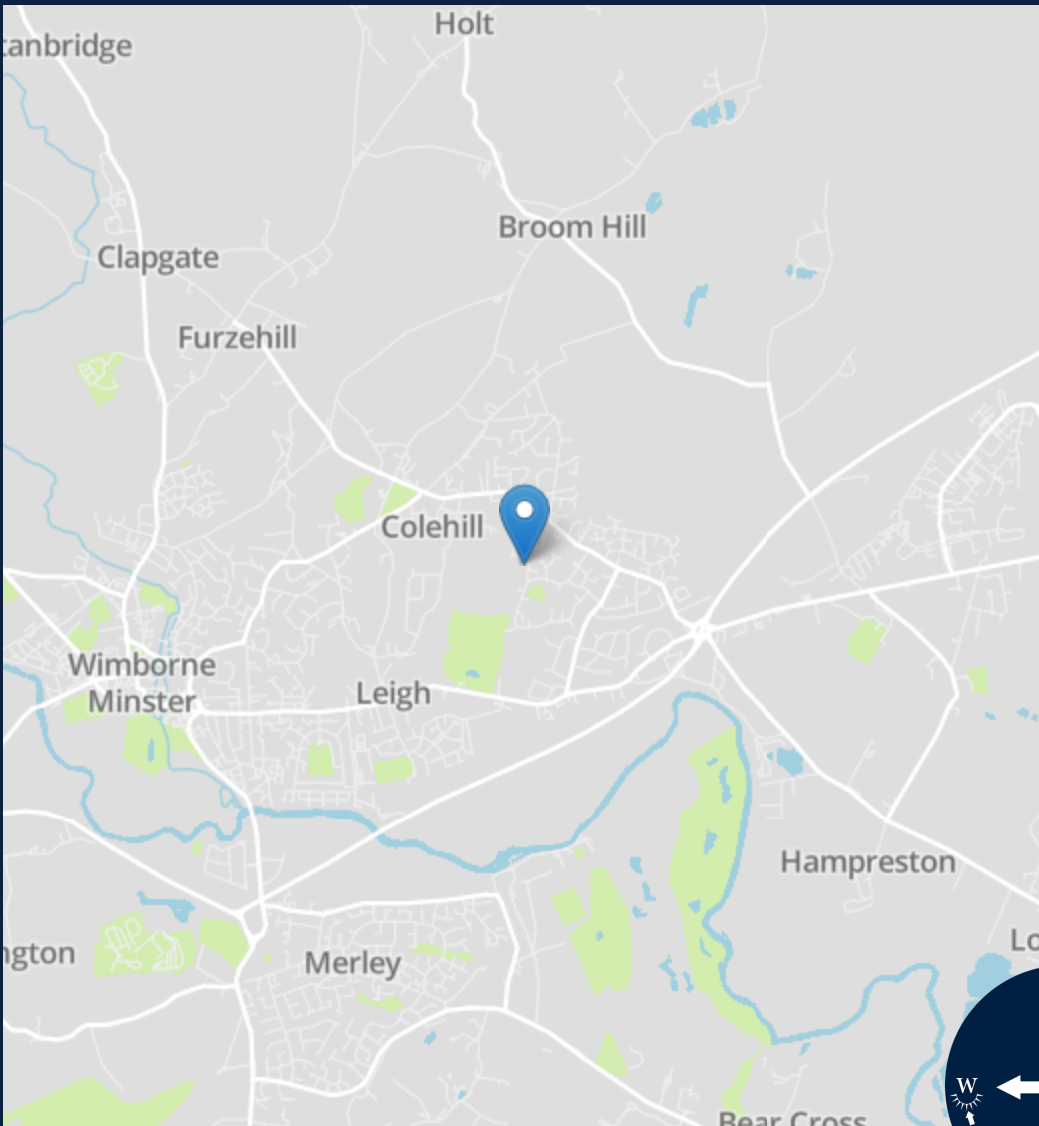
Council Tax Band: D





GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 89 |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (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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