



Asking Price

£499,950

MARTINDALE AVENUE, WIMBORNE BH21 2LE

Freehold



- ◆ DETACHED BUNGALOW
- ◆ DRIVE AND GARAGE
- ◆ EN-SUITE
- ◆ QUIET PRIVATE ROAD
- ◆ GAS FIRED
- ◆ SOUTH FACING GARDEN
- ◆ DOUBLE GLAZED

A very well appointed detached bungalow, with garden and garage, set in the popular location of Colehill.



Property Description

A two double bedroom detached bungalow, in good decorative order, with two en-suite bathrooms, spacious lounge with brick feature fireplace and large windows overlooking the south facing garden. Kitchen/dining room with integrated Bosch double oven, induction hob, microwave, dishwasher and fridge-freezer. Sun room with views to garden. The property comes with a large single garage and driveway parking for 3 vehicles. Also featured are a summerhouse and a useful shed/workshop with power, lighting and heating. Both bedrooms have large fitted wardrobes and there are bespoke fitted bookcases in the lounge, hall and larger bedroom. The majority of the double glazing has been replaced in recent years as well as the installation of a Vaillant combi boiler. The property is located in a quiet, private cul-de-sac with local food shops and bus stops within walking distance. There is also the potential to return the property to its original three bedroom layout.





Gardens and Grounds

The garden is south facing with raised patio area and lower lawn which wraps around the side of the property creating a private side garden. There is a wood shed ideal for a small workshop or store for gardening tools, and a door into the oversized garage with power and light. The front lawn is open plan with side driveway allowing parking for 2/3 cars off road.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions. 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.



Size - 1357 sq ft (126 sq m) inc. garage and shed

Heating - Gas fired

Glazing - Sealed unit double glazing

Loft - Yes. Partially boarded with power and light

Parking - Driveway & garage

Garden - South facing

Main Services - Gas, water, electric, drains

Broadband speed 16 to - 67Mbps

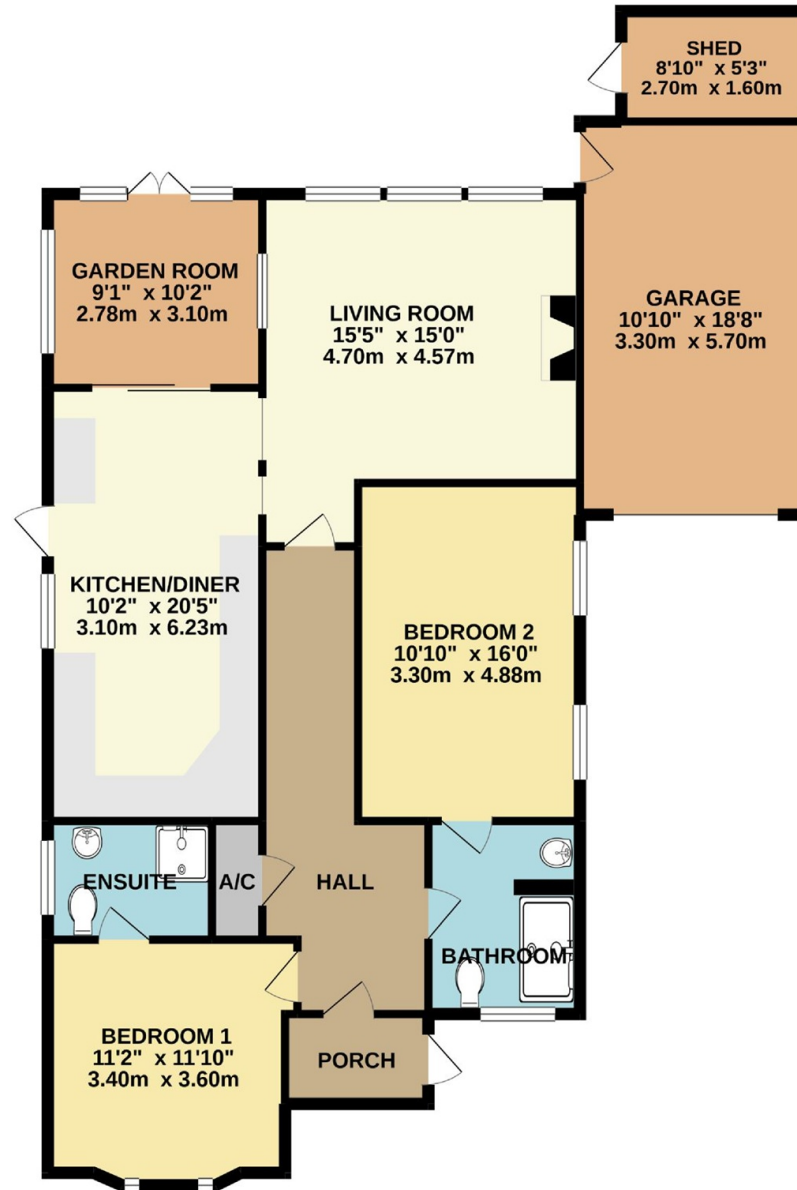
Local authority - Dorset Council

Council tax - Band E



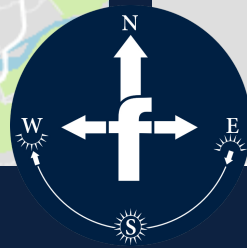
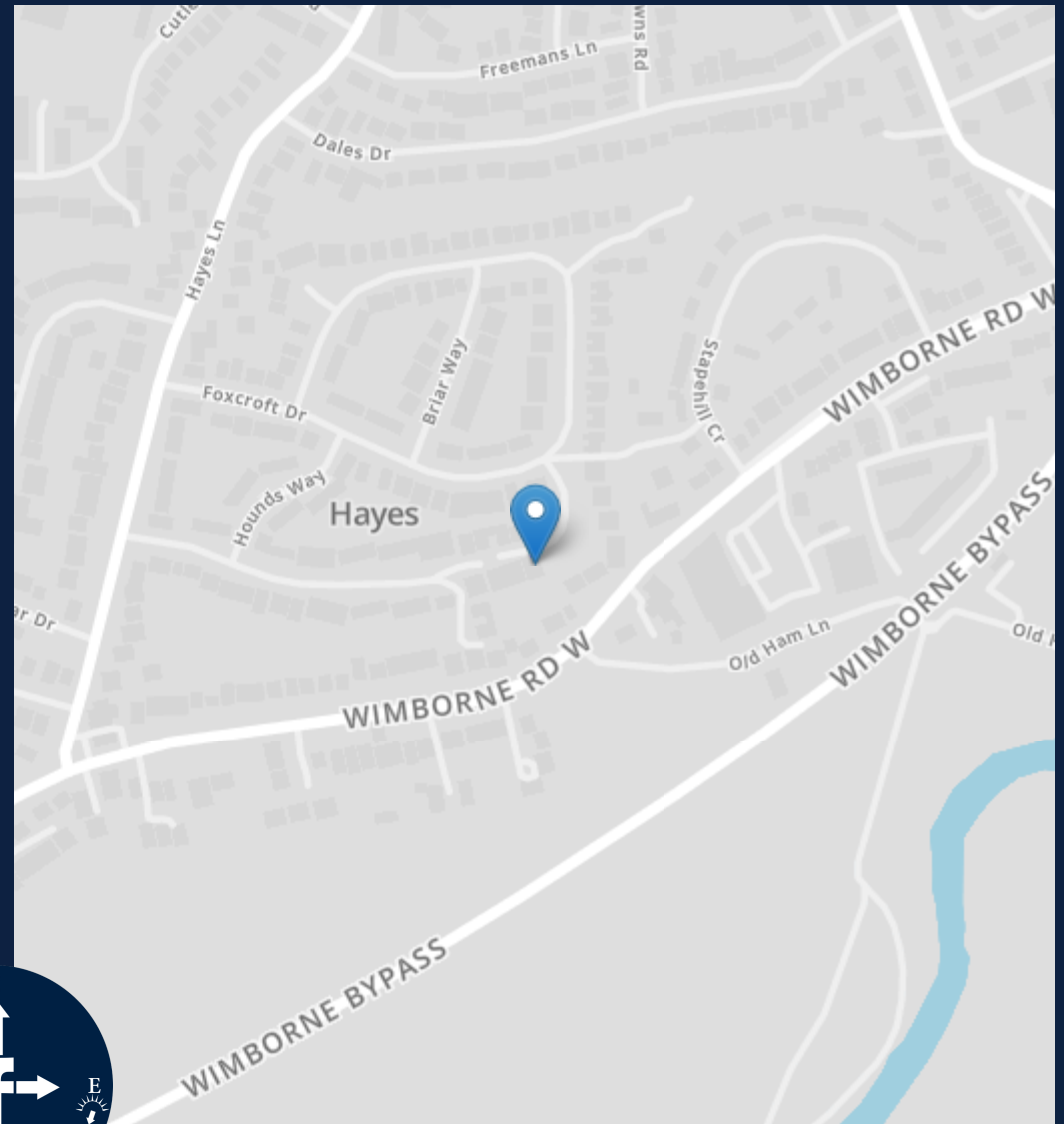
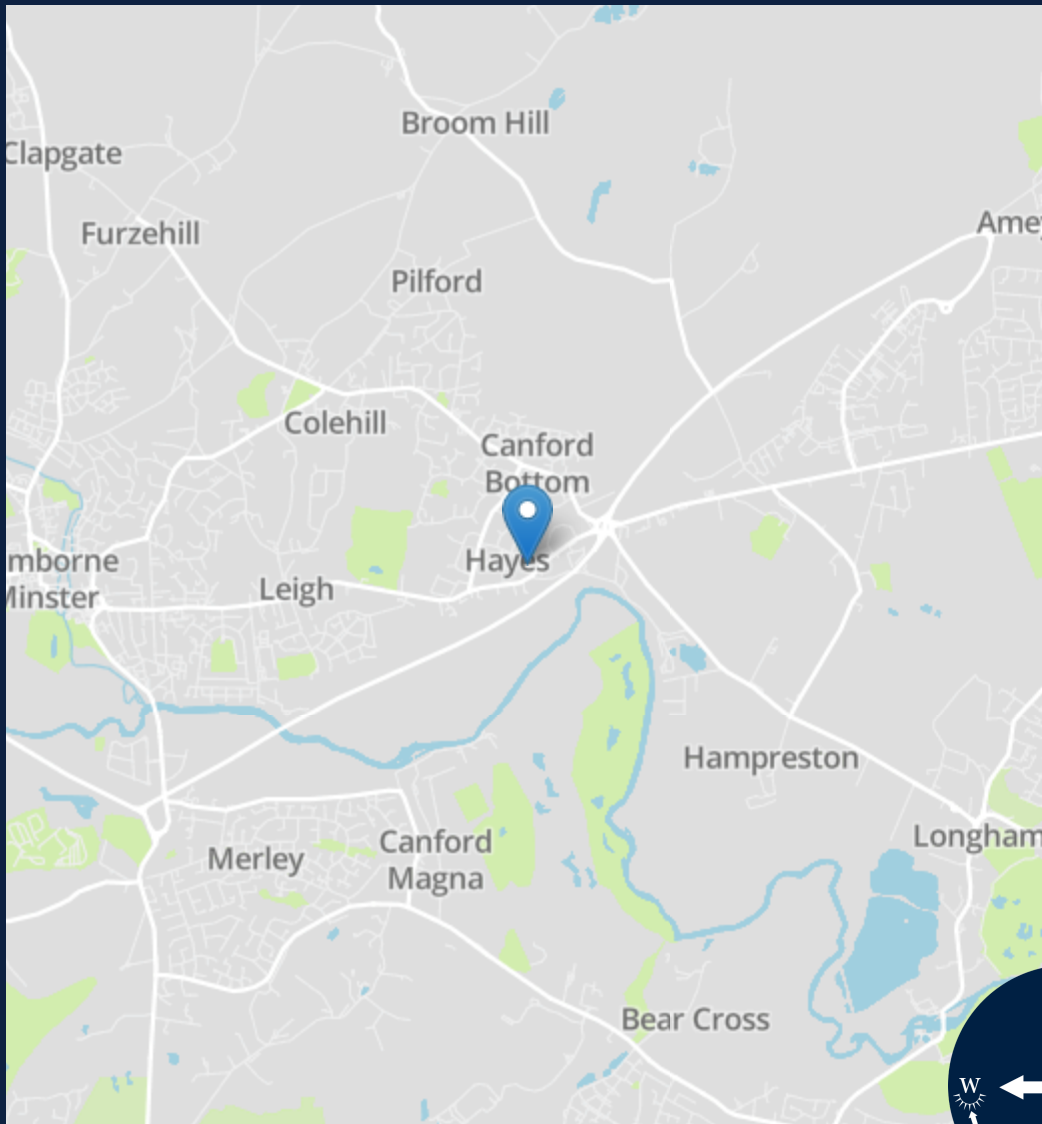


GROUND FLOOR
1346 sq.ft. (125.0 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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