



Asking Price

£475,000

MIMOSA AVENUE, WIMBORNE BH21 1TT

Freehold



- ◆ DETACHED BUNGALOW
- ◆ TWO DOUBLE BEDROOMS
- ◆ NORTH WESTERLY FACING PRIVATE GARDEN
- ◆ DETACHED SINGLE GARAGE
- ◆ SCOPE TO EXTEND (STPP)
- ◆ TRIPLE GLAZED
- ◆ GAS FIRED HEATING
- ◆ SOLE AGENTS

A very well presented and generous two bedroom, detached bungalow positioned within the quiet residential area boasting a westerly facing private rear garden, detached garage and offering scope to extend (STPP).

Property Description

Mimosa Avenue sits within the heart of Merley and is a quiet circular road, primarily comprising detached bungalows. This particular property sits towards the easterly edge and the accommodation comprises two double bedrooms, both with fitted furnishings, a living room, family bathroom with separate WC and a modern fitted kitchen with breakfast room. The home has been triple glazed throughout and benefits from gas fired heating.





Gardens and Grounds

The front garden is laid to lawn with mature shrub beds and borders. There is a tarmacadam driveway which leads up the left hand side of the home and is suited to several vehicles. In turn, this driveway provides access to the detached single garage, which has an up and over style door. Between the garage and property a wood-built fence and garden gate denote access to the immaculately kept rear garden. The rear garden is split into three principle areas with a paved patio spanning the rear elevation, a central kept lawn and beyond a working kitchen garden which adjoins the rear boundary. There is a purpose-built garden shed which has been purposed as a work shop as well as a green house. The garden is well stocked with a variety of fauna and flora and has a north-westerly aspect.

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: 848 sq ft (78.8 sq m)

Heating: Gas fired combi boiler serviced annually

Glazing:Triple glazed

Parking: Driveway with detached single garage

Garden: West facing

Loft: 25% boarded. Ladder installed.

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

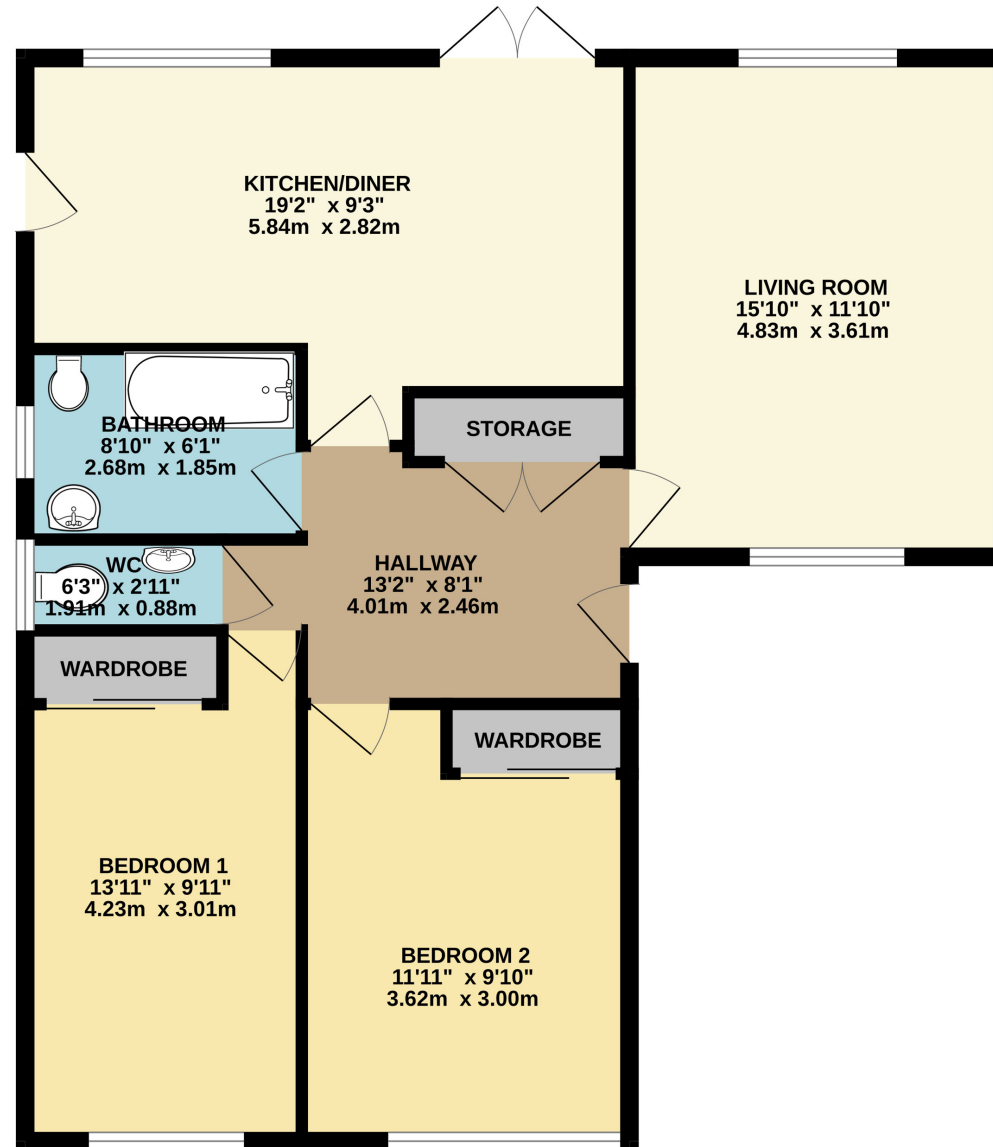
Local Authority: Dorset Council. Council Tax Band: D

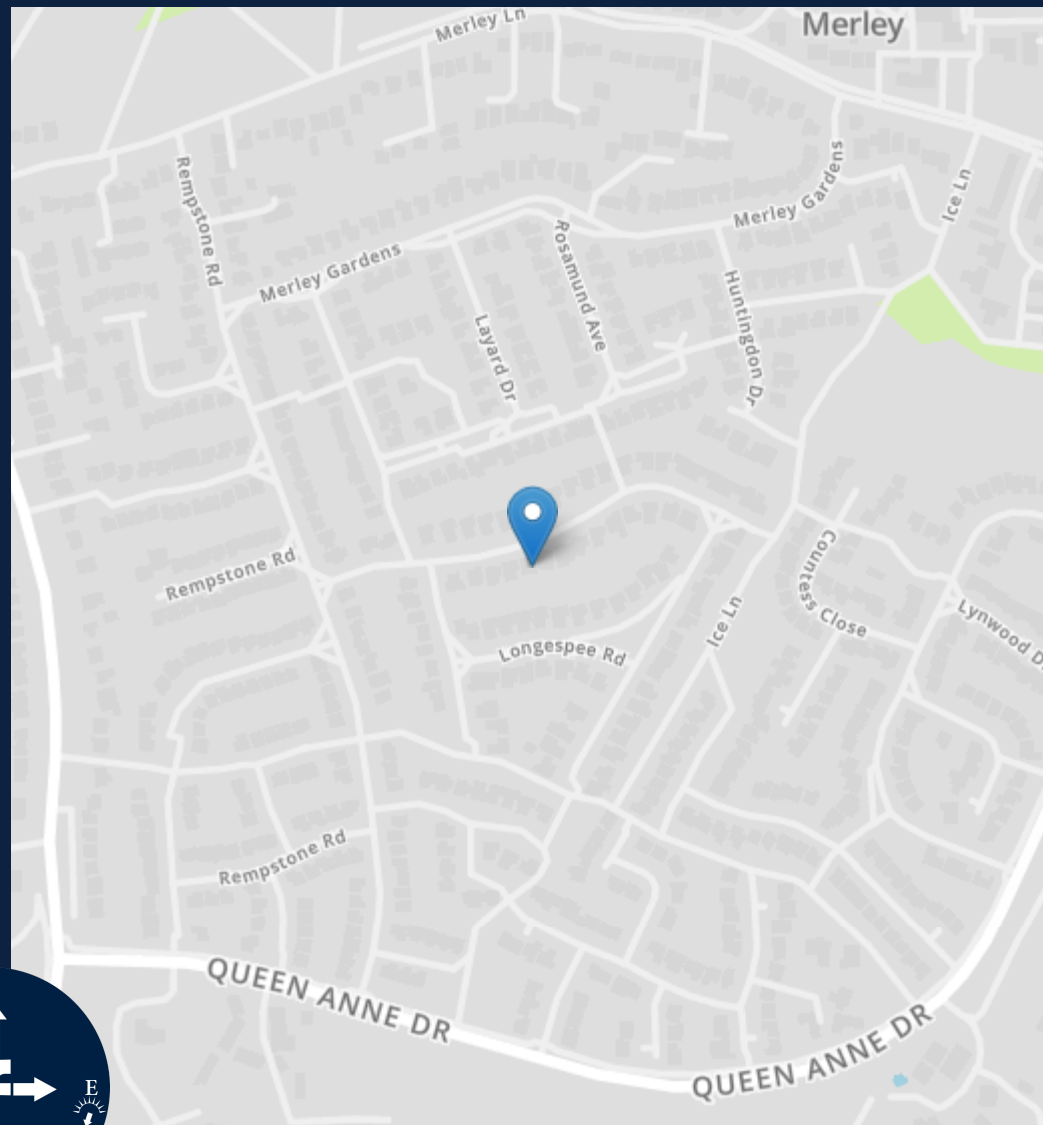
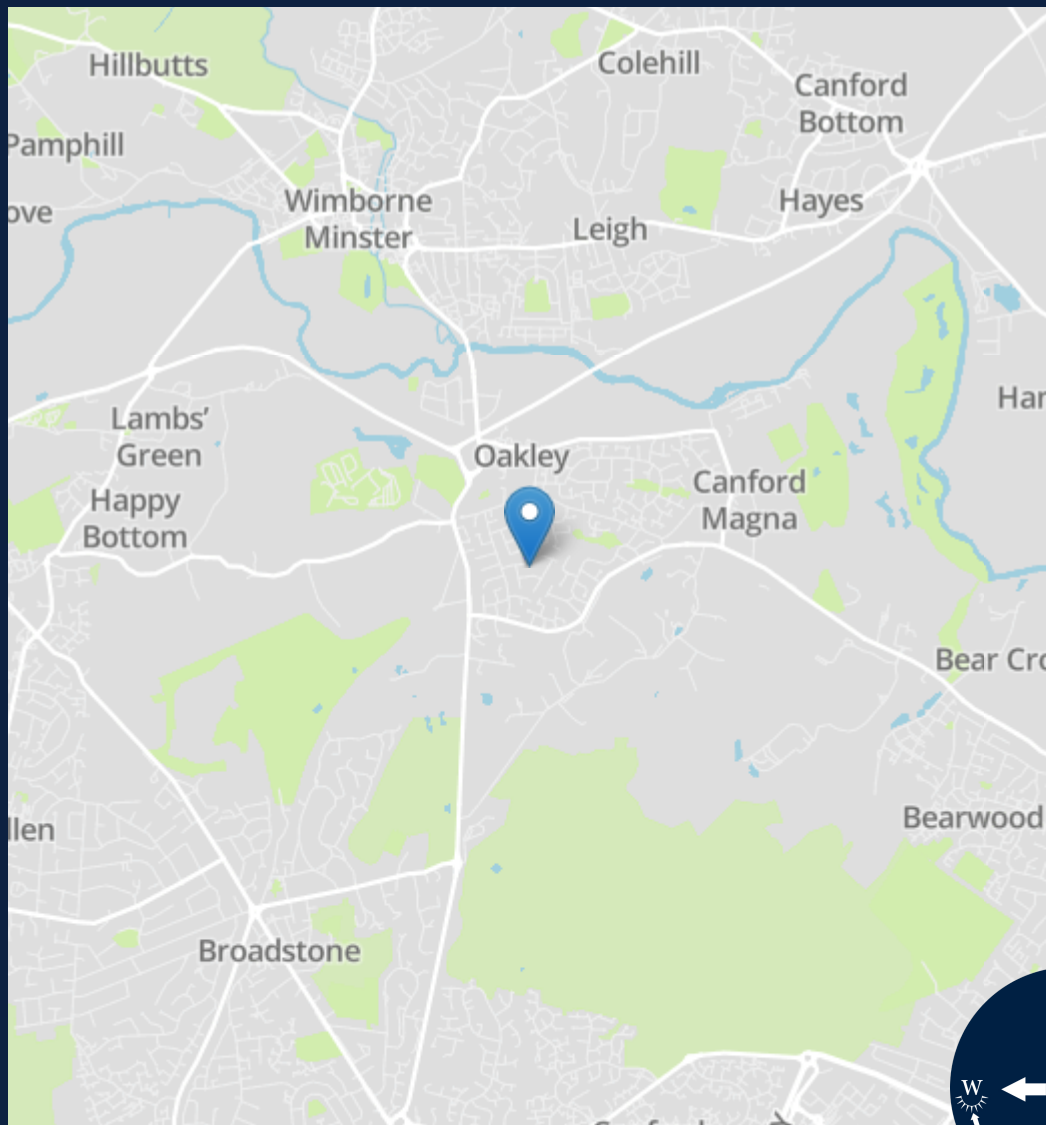
Additional Information:For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk





GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.





Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000