



*Asking Price*  
**£495,000**

Freehold

RIVER CLOSE, WIMBORNE BH21 1DN





- ◆ **DETACHED BUNGALOW**
- ◆ **THREE DOUBLE BEDROOMS**
- ◆ **CLOSE TO TOWN CENTRE**
- ◆ **NO FORWARD CHAIN**

A detached, three bedroom, well proportioned bungalow positioned within the heart of Wimborne Town Centre requiring full modernisation and refurbishment throughout and boasting a generous private rear garden, detached garage and situated in a quiet cul de sac. Sole Agents.

## Property Description

River Close is situated within easy reach of the amenities of Wimborne Town Centre and can be accessed via a level walk along the River Allen. The accommodation comprises a living room and open plan dining room, kitchen, three bedrooms and a family bathroom with a separate cloakroom. The home offers gas fired heating as well as double glazing. The accommodation is dated and, in our opinion, the home requires complete modernisation and refurbishment throughout. We also believe that there is scope to extend the home (STPP).

## Garden and Grounds

The front garden is laid to a kept lawn with mature shrubs and planted beds and there is a gravel driveway to the right hand side of the home which is suited to two vehicles and in turn gives access to the detached single garage which has an electric up and over style door. Between the side elevation of the home and the garage there is a wrought iron gate that provides access to the rear garden, there is a similar gate to the other side of the bungalow leading to a patio and the rear garden. The rear garden is primarily laid to a well kept lawn and there is a variety of well kept flower beds and mature hedged borders which provide privacy and seclusion from adjoining properties. There is a paved patio area immediately adjoining the rear elevation as well as a space to the rear of the garage which lends itself to being purposed as a kitchen garden.

## 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. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, 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: 1187 sq ft (110.3 sq m)

Heating: Gas fired (Vented)

Glazing: Double glazed

Parking: 2 parking spaces & det. single garage

Garden: South West

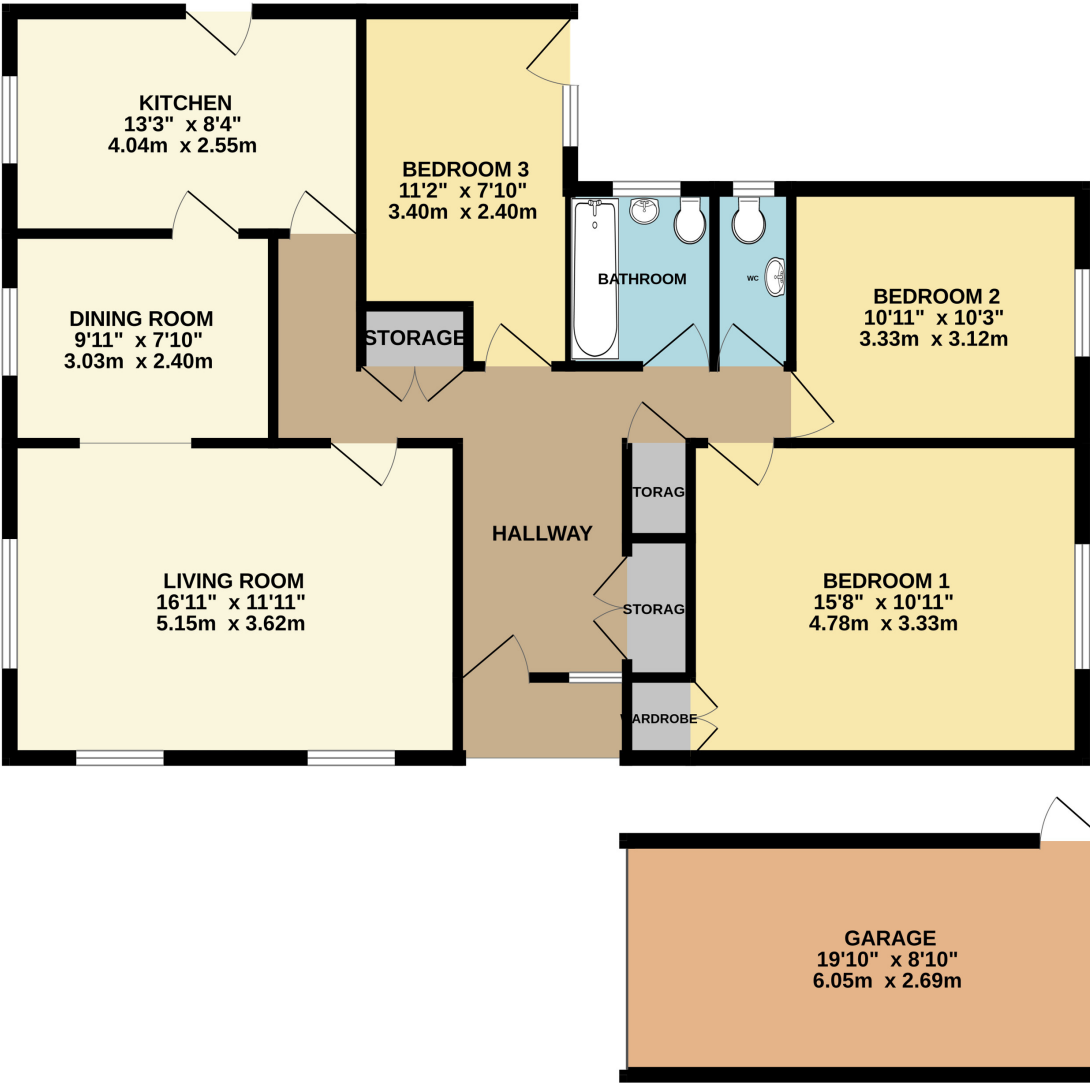
Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

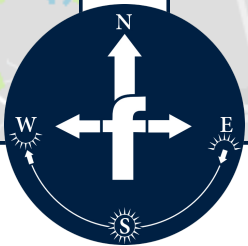
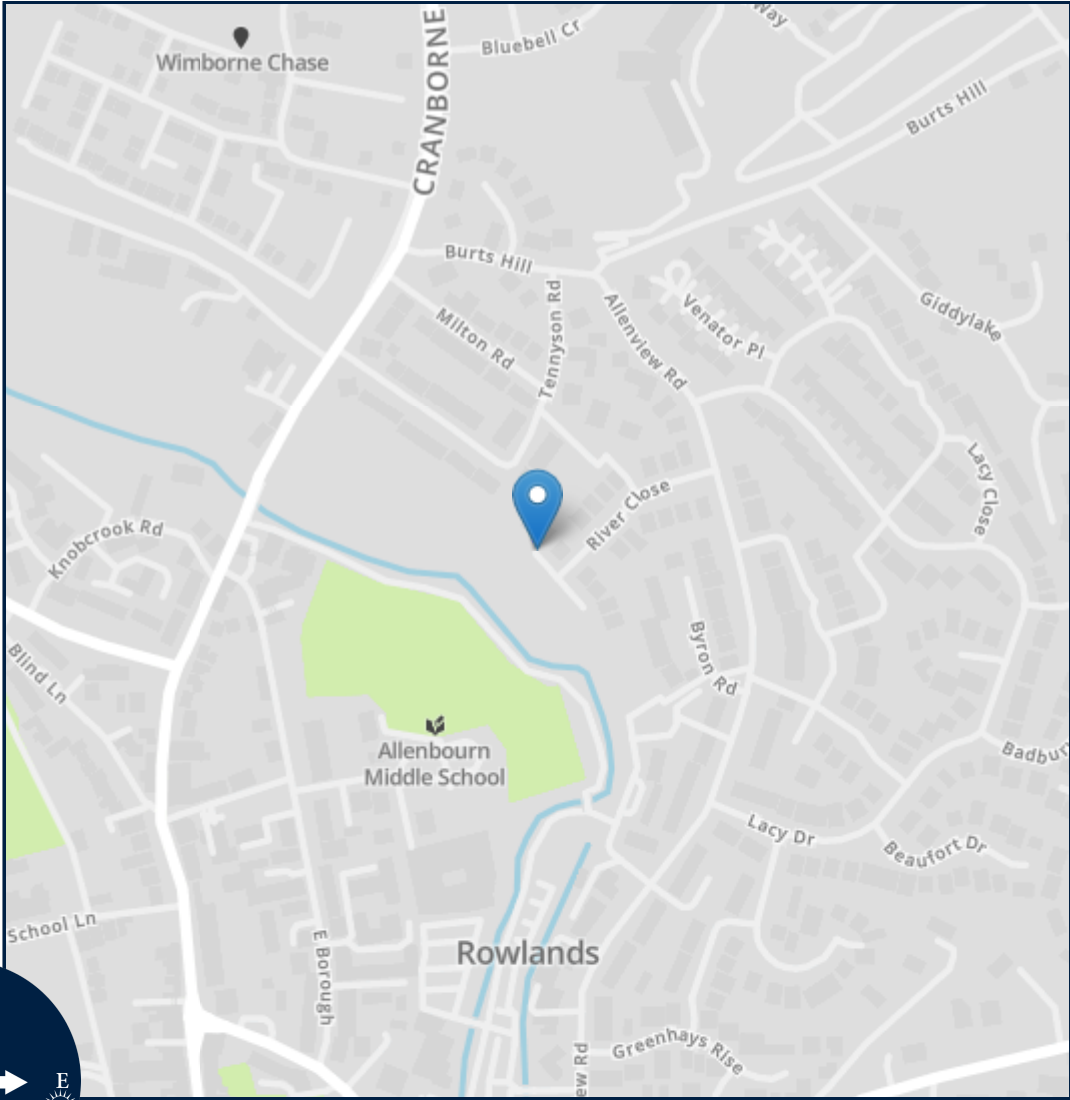
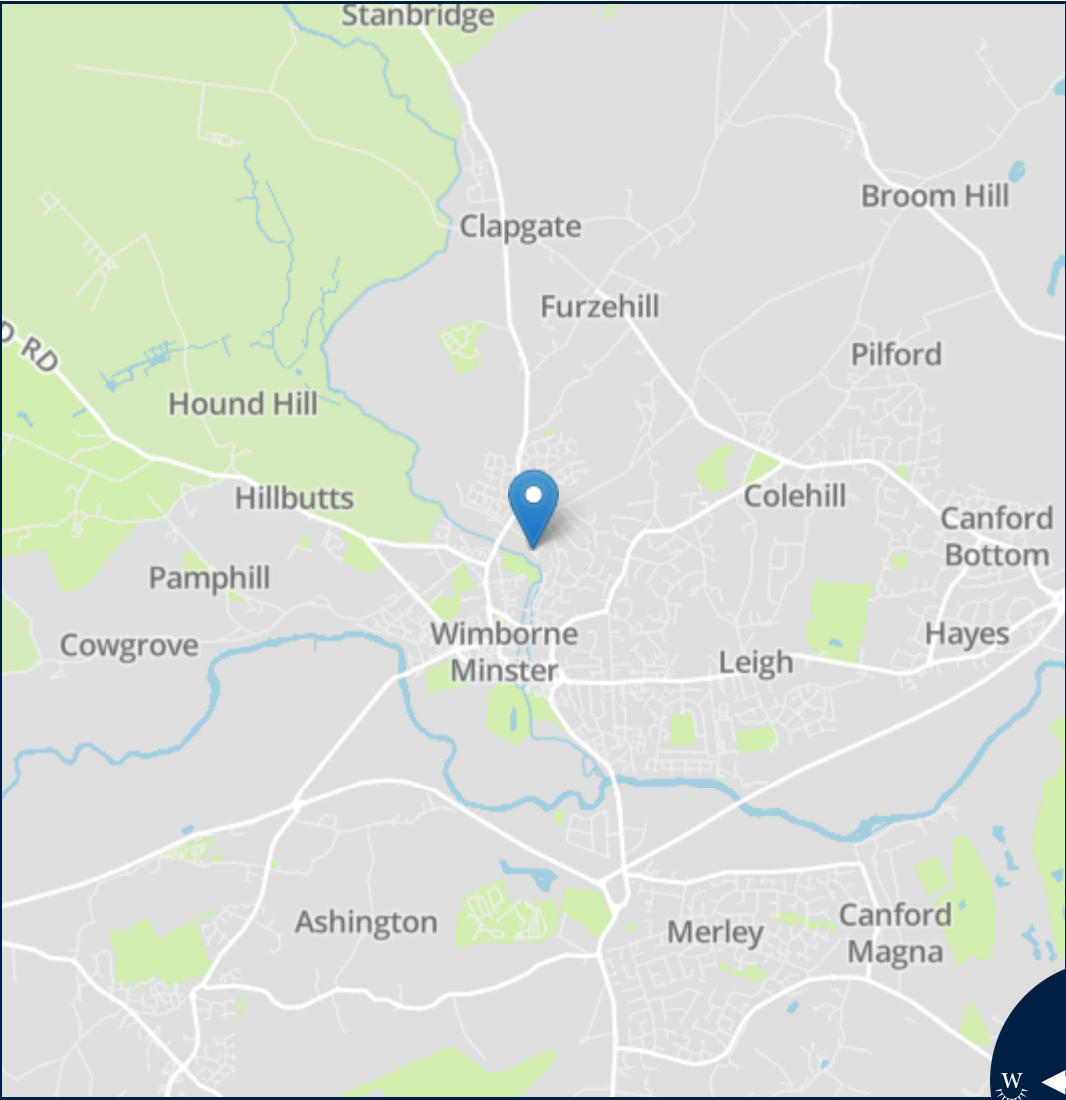
Council Tax Band: E



GROUND FLOOR  
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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