



*Asking Price*

**£450,000**

WIMBORNE ROAD WEST, WIMBORNE BH21 2DQ

Freehold







- ◆ DETACHED BUNGALOW
- ◆ FOUR DOUBLE BEDROOMS
- ◆ TWO RECEPTION ROOMS
- ◆ FULL REFURBISHMENT REQUIRED
- ◆ SCOPE TO EXTEND (STPP)
- ◆ NO FORWARD CHAIN
- ◆ OFF ROAD PARKING
- ◆ SOLE AGENTS

A deceptive, four bedroom, detached bungalow which is in need of complete modernisation and boasting scope for extension (STPP).

### Property Description

The property sits centrally within its plot and currently has a generous footprint providing versatile accommodation which, in our opinion, could easily be extended and added to (STPP). The accommodation currently comprises of a well proportioned double aspect living room, two ground floor bedrooms with an en-suite serving the larger, a further reception room, kitchen and family bathroom. The first floor offers two further double bedrooms. The home benefits from being double glazed and has gas fired heating.









## Gardens and Grounds

The front garden is primarily laid to hardstanding which provides off road parking for several vehicles and the garden extends around the right hand side of the property. The rear garden is primarily laid to lawn with mature borders.

## 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: 1662 sq ft (154.4 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Off road parking

Garden: North West

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

Local Authority: Dorset Council

Council Tax Band: D

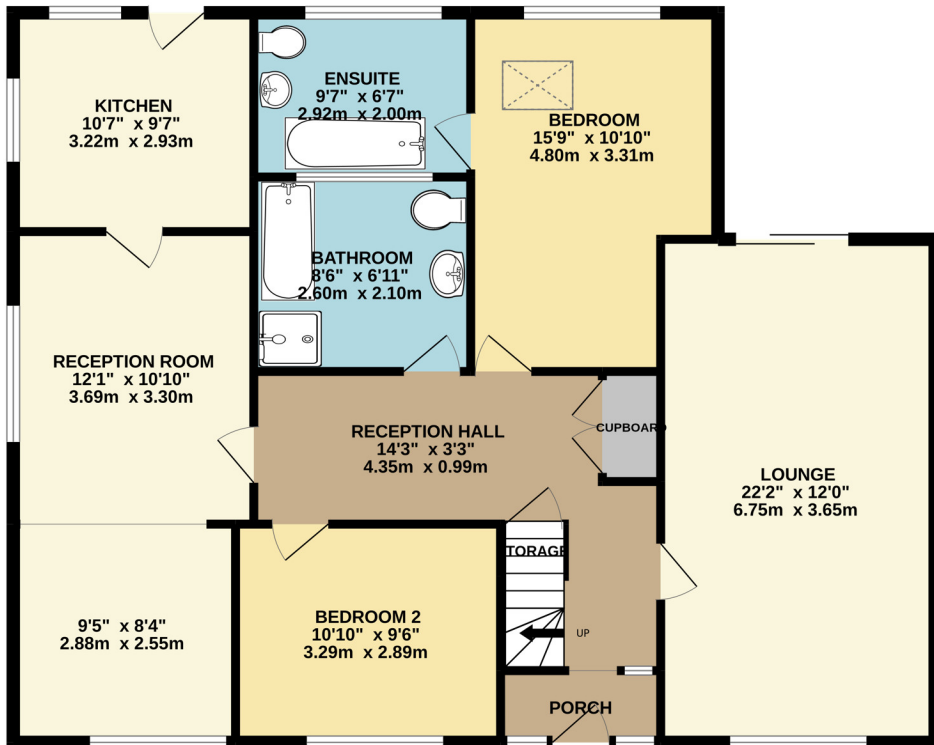




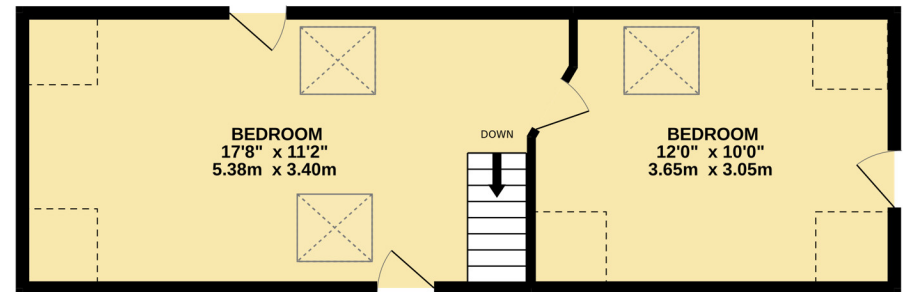




**GROUND FLOOR**  
1200 sq.ft. (111.5 sq.m.) approx.

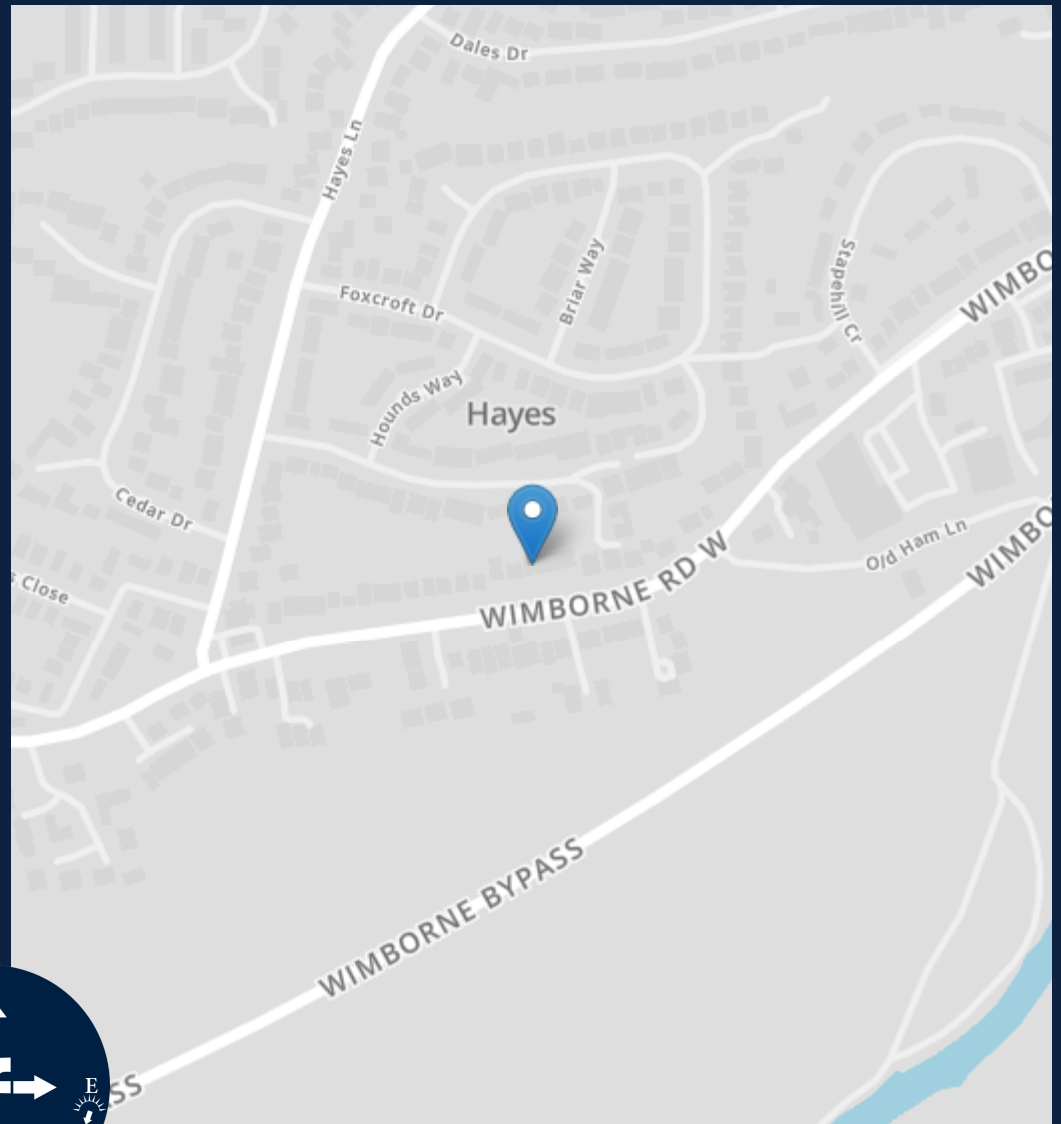
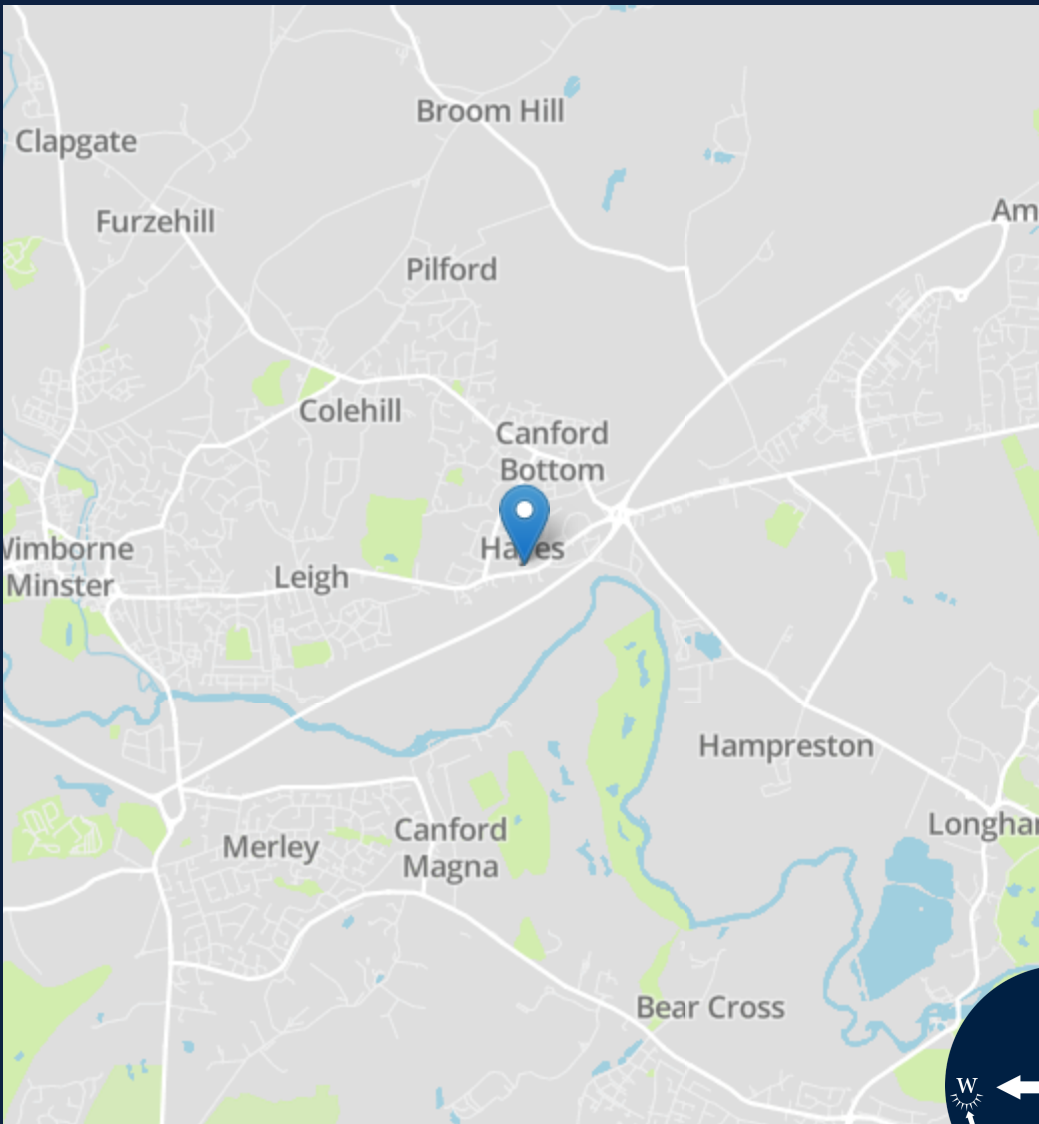


**1ST FLOOR**  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1662 sq.ft. (154.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
<b>A</b> (92-100)	
<b>B</b> (81-91)	
<b>C</b> (69-80)	
<b>D</b> (55-68)	62
<b>E</b> (39-54)	
<b>F</b> (21-38)	
<b>G</b> (1-20)	
Not energy efficient - higher running costs	
77	

England, Scotland & Wales

EU Directive 2002/91/EC



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](http://www.fisksestateagents.co.uk)

01202 880000