



Asking Price

£335,000

DALES DRIVE, WIMBORNE BH21 2JT

Freehold



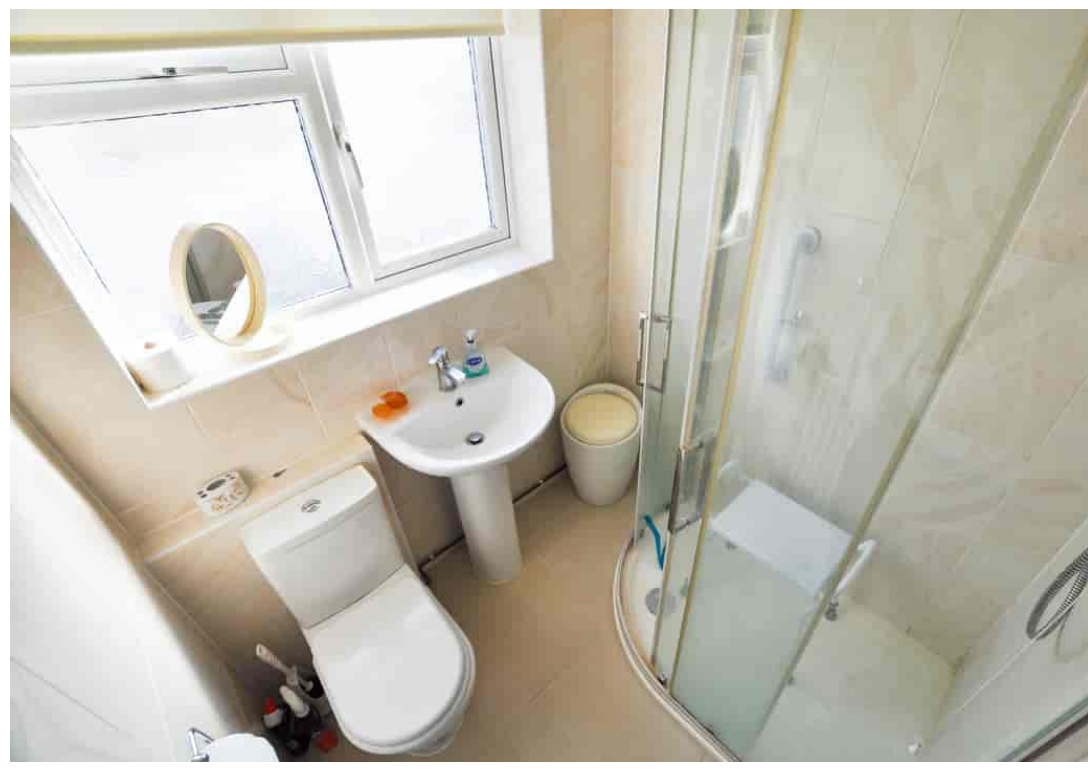
- ◆ SEMI DETACHED BUNGALOW
- ◆ SOUTHERLY FACING GARDEN
- ◆ SCOPE FOR EXTENSION (STPP)
- ◆ GAS FIRED HEATING
- ◆ LARGE EXTENDED GARDEN
- ◆ SOLE AGENTS
- ◆ GARAGE AND OFF ROAD PARKING
- ◆ THREE BEDROOMS

A semi detached, three bedroom bungalow with a single garage and oversized south facing garden and being offered without a forward chain. Sole Agents.

Property Description

A well proportioned, three bedroom, semi detached bungalow offering traditional accommodation which comprises of a living room, open plan kitchen, dining room and three bedrooms, all serviced by a family shower room. The home has already been extended, however, we feel that there is scope to extend for further development (STPP) and the home benefits from being double glazed throughout as well as having gas fired heating.





Gardens and Grounds

The front garden is laid to a kept lawn and the driveway sits to the left of the home and is suited to several vehicles, in turn giving access to the single garage. The rear garden is larger than average and is L shaped in layout. The garden has been primarily laid to lawn with kept beds and borders and offers a southerly 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 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: 830 sq ft (77.1 sq m)

Heating: Gas fired (combi) serviced regularly

Glazing: Double glazed

Parking: Off road and garage

Garden: South facing

Main Services: electric, gas, water, electric, drains

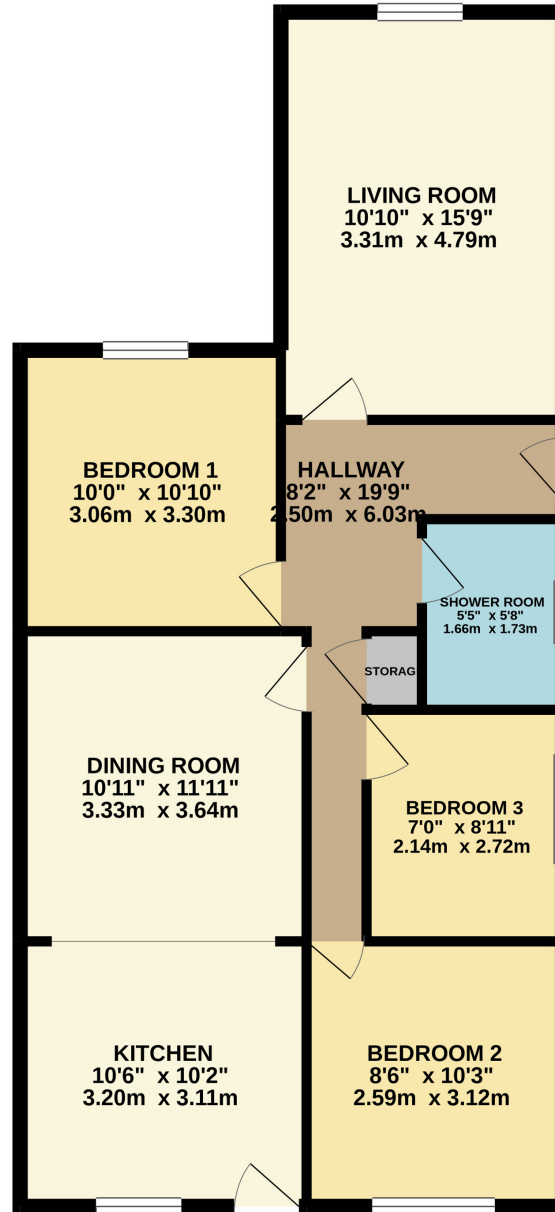
Local Authority: Dorset Council

Council Tax Band: C





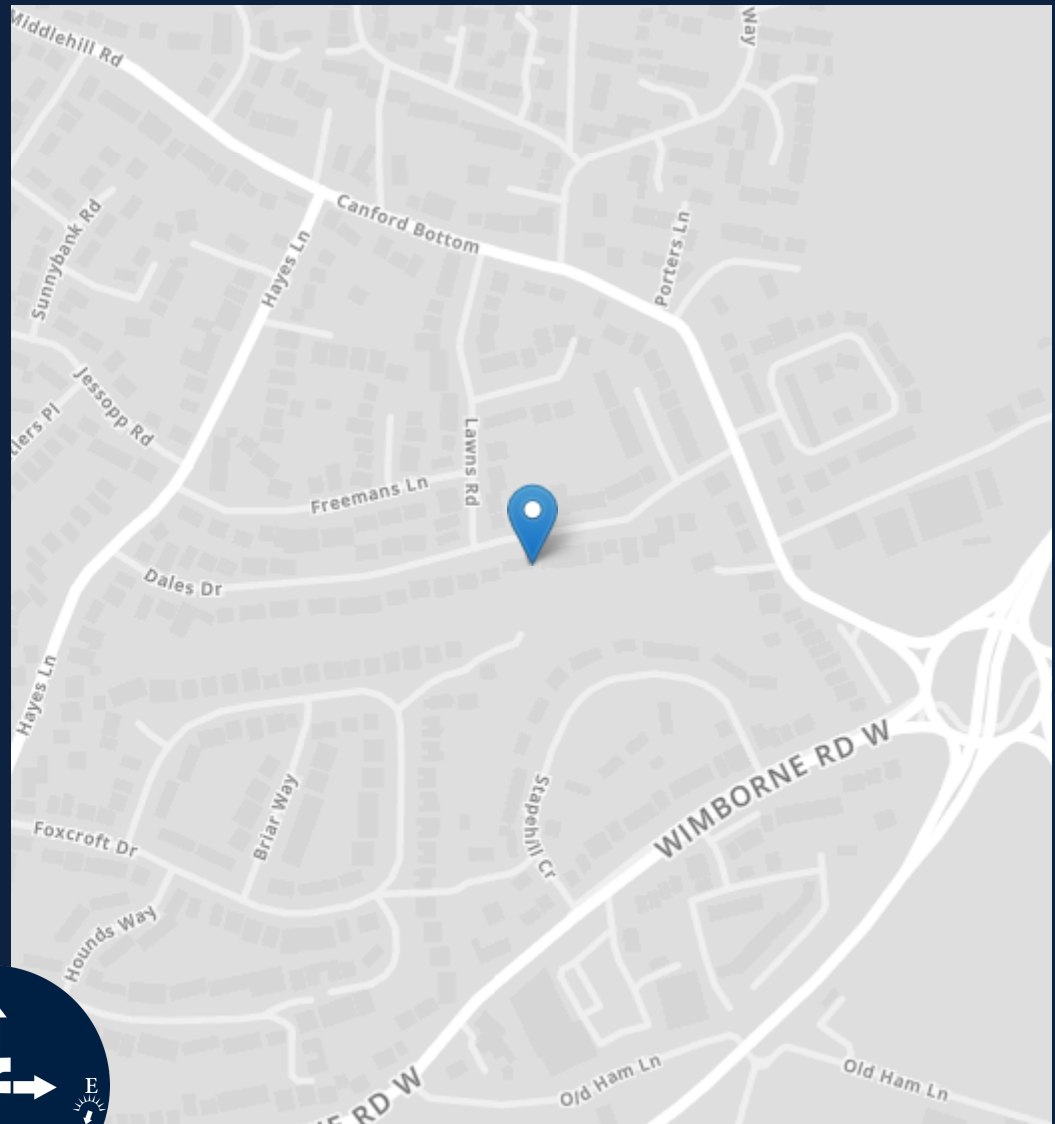
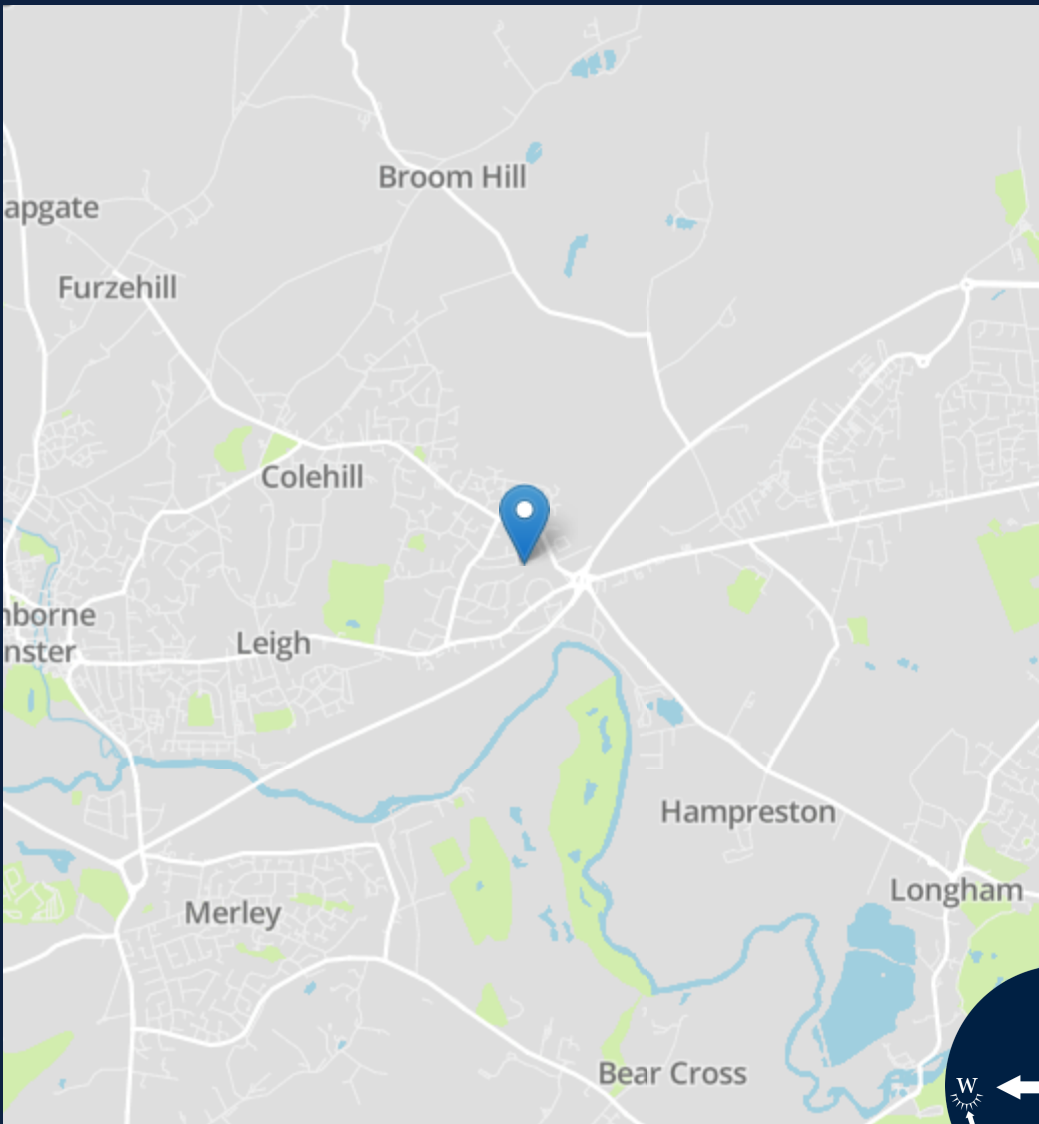
GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	81
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
57	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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