



Asking Price

£425,000

Freehold

DALES DRIVE, WIMBORNE BH21 2JT



- ◆ DETACHED BUNGALOW
- ◆ TWO DOUBLE BEDROOMS
- ◆ SOUTH FACING GARDEN
- ◆ NO FORWARD CHAIN

A detached, well appointed, two bedroom bungalow boasting a private, south facing garden, detached single garage, scope to extend (STPP) and being offered without a forward chain.

Property Description

Dales Drive runs between Canford Bottom and Hayes Lane and primarily comprises detached bungalows which were built between the 1960’s and 1970’s. This particular property sits on the southerly side of the road and the accommodation comprises a central hallway, two double bedrooms, living room, modern fitted kitchen, family bathroom and purpose-built conservatory and there are new floorings and carpets to the lounge, hallway and bedrooms. Furthermore, the home benefits from gas fired heating, double glazing throughout and, in our opinion, holds scope to be extended (STPP).

Gardens and Grounds

The front garden is laid to a kept lawn and there is a driveway to the right hand side of the home which is suited to several vehicles, and in turn extends down the right hand side of the property and gives access to the detached single garage. The rear garden is also laid to a kept lawn and there is a patio spanning the rear elevation of the property. The garden is well stocked with a variety of mature planted beds and there is a wood built garden shed.

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: 956 sq ft (88.8 sq m)

Heating: Gas fired (combi)

Glazing: Double glazed

Parking: Driveway & detached single garage

Garden: South facing

Loft:Yes. 25% boarded. Ladder and lighting.

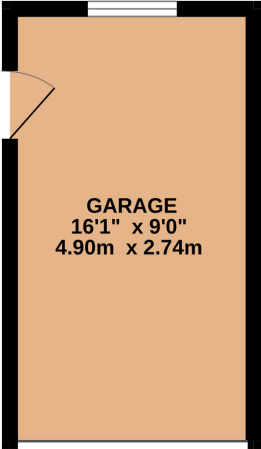
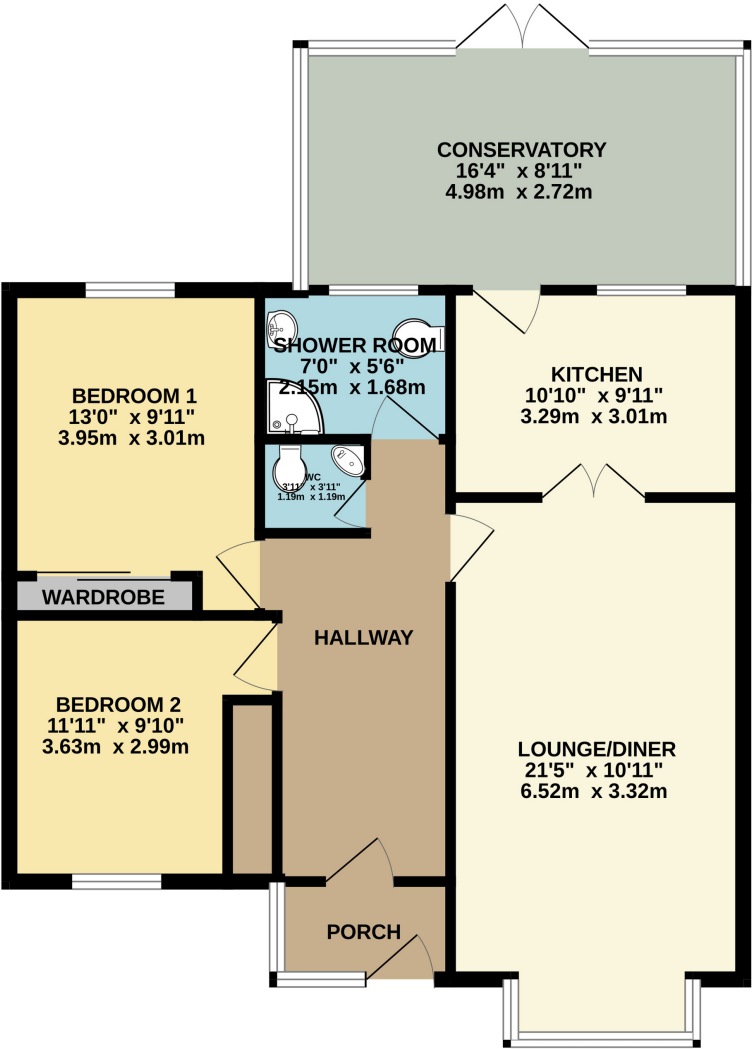
Main Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

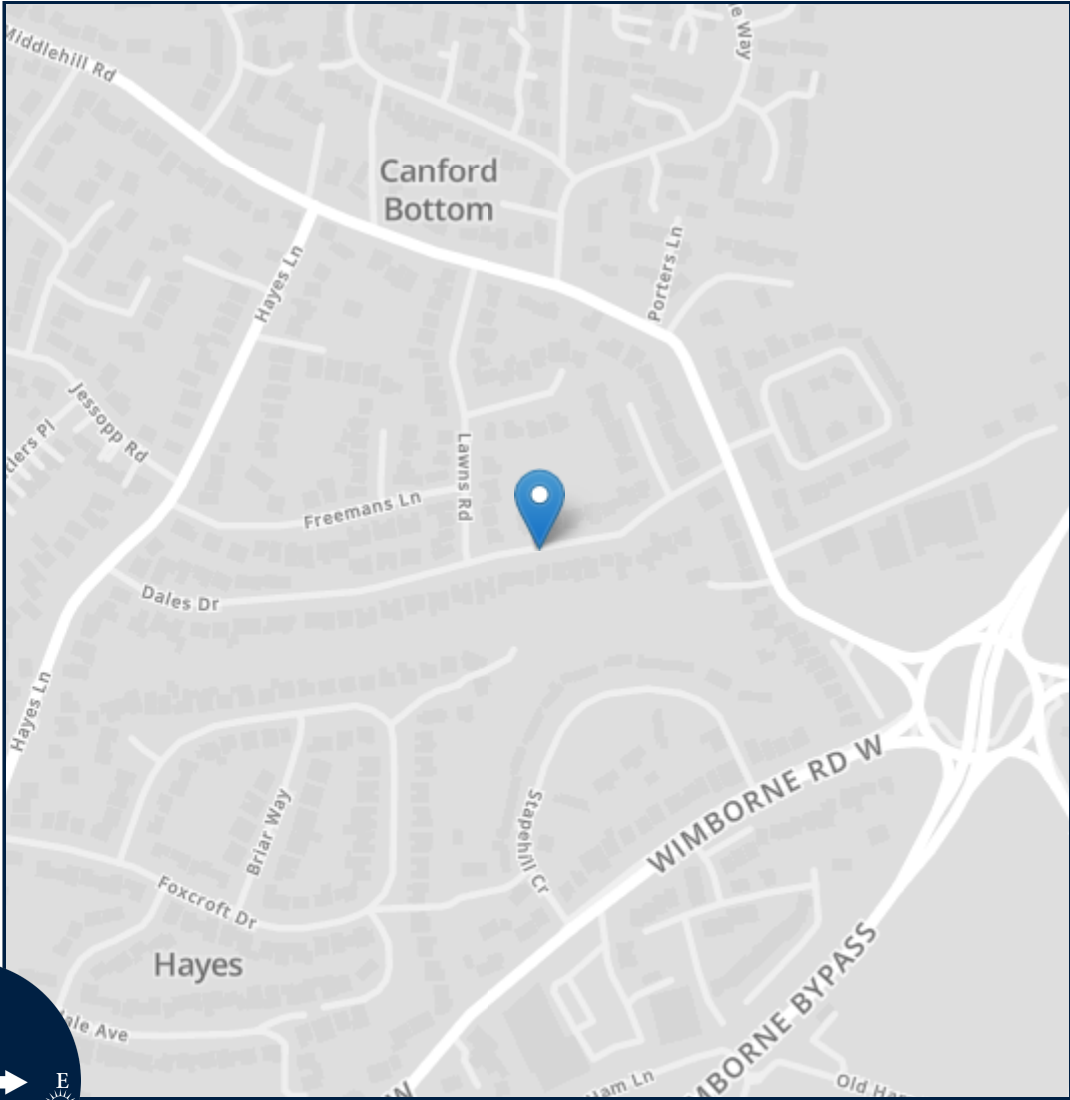
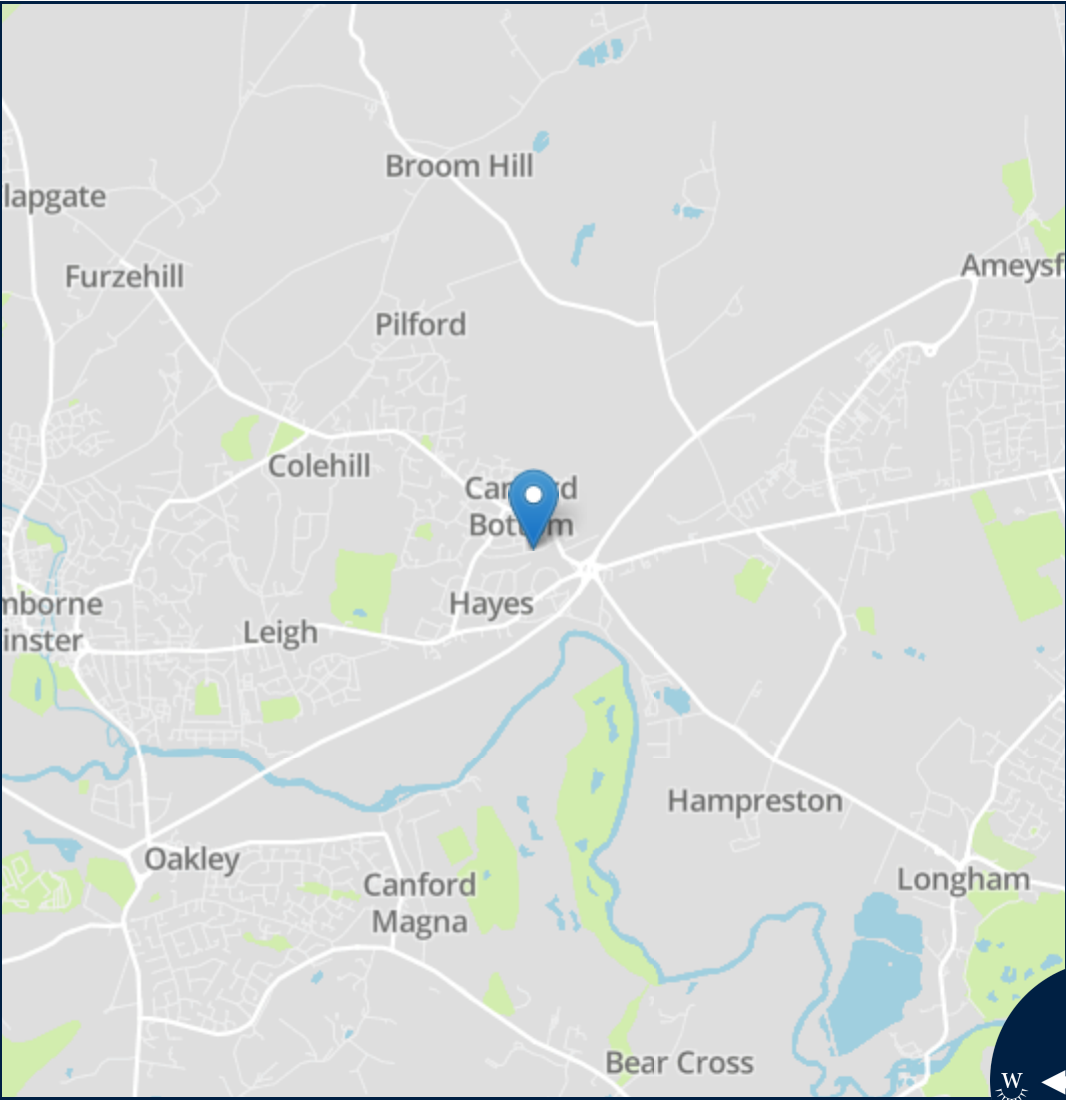
Council Tax Band: D



GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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