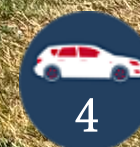




£395,000

Freehold

CUTLERS PLACE, WIMBORNE BH21 2HU



- ◆ **DETACHED BUNGALOW**
- ◆ **THREE BEDROOMS**
- ◆ **SOUTH FACING GARDEN**
- ◆ **NO FORWARD CHAIN**

A detached, three bedroom, bungalow situated within a preferred school catchment, boasting a south facing rear garden, scope to extend (STPP), requiring updating throughout. The property also benefits from gas fired heating, double glazing and is being offered without a forward chain.

Property Description

The property is situated towards the northern edge of Cutlers Place which falls within preferred school catchments. The accommodation comprises an open plan lounge dining room, kitchen, three bedrooms and a family bathroom. The home also offers gas fired central heating, is double glazed and, in our opinion, there is scope to be able to extend the home (STPP).

Gardens and Grounds

The front garden is laid to lawn and there is a driveway suited to several vehicles, which in turn gives access to the attached single garage with an up and over style door. The rear garden is also predominantly laid to lawn and benefits from a southerly aspect. There is a patio spanning the rear elevation and the boundaries are clearly denoted by a variety of fences and overlooks the adjoining Olivers Park.

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: 1035 sq ft (96.2 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Drive and garage

Garden: South facing

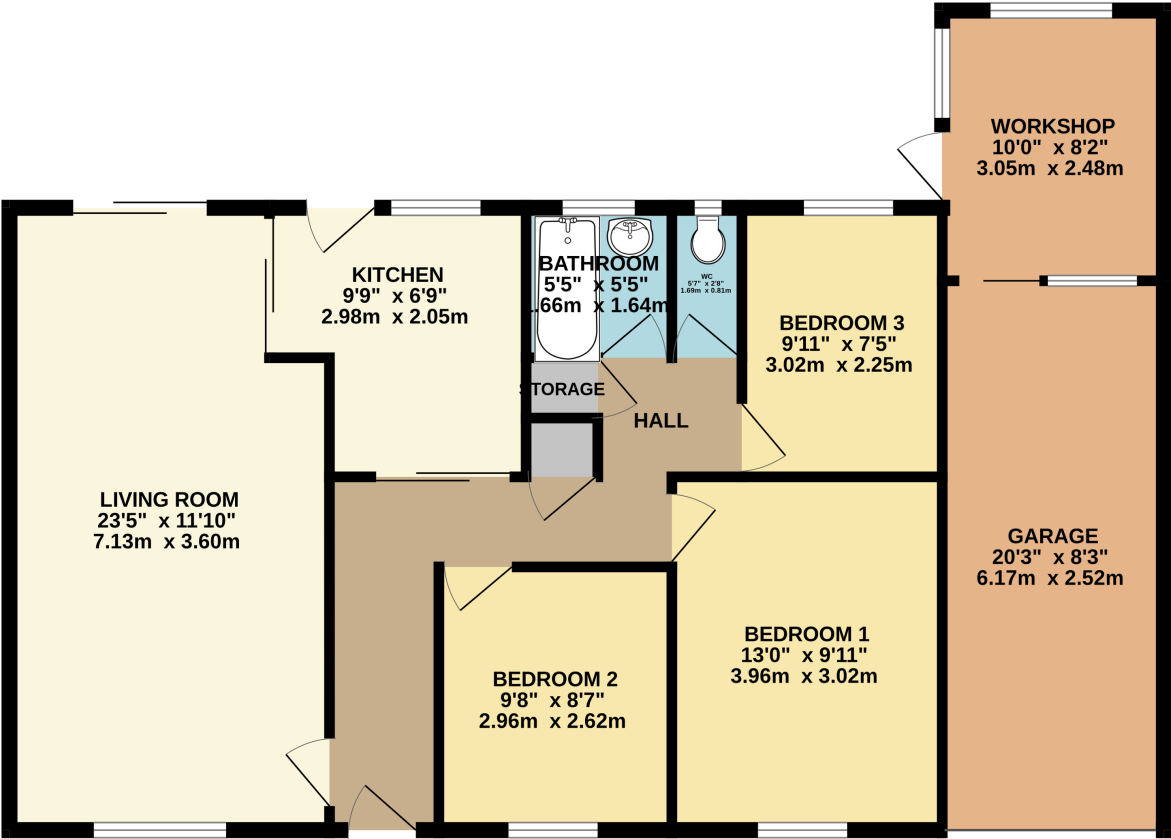
Main Services: Gas, water, electric, drains

Local Authority: Dorset Council

Council Tax Band: D

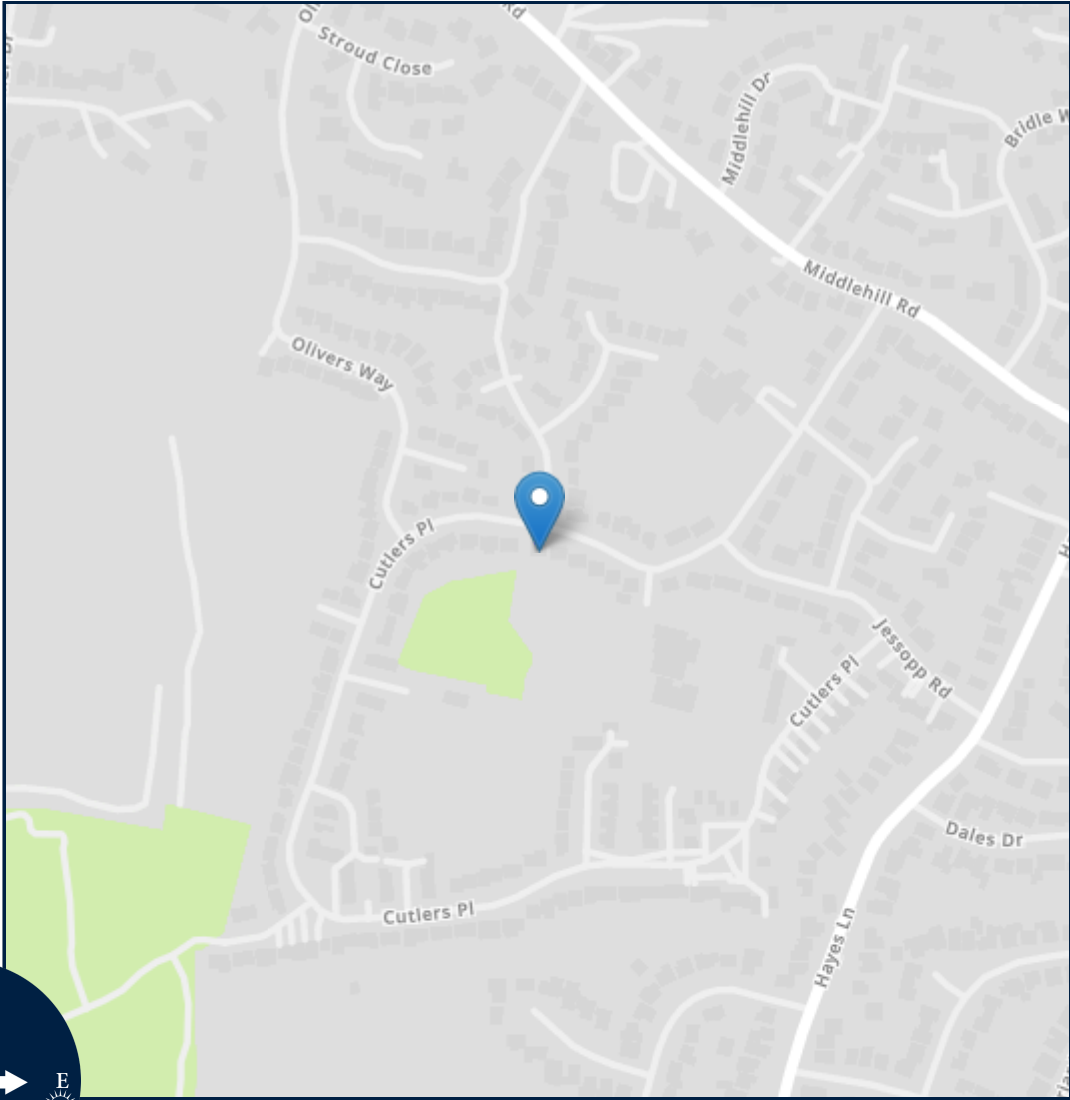
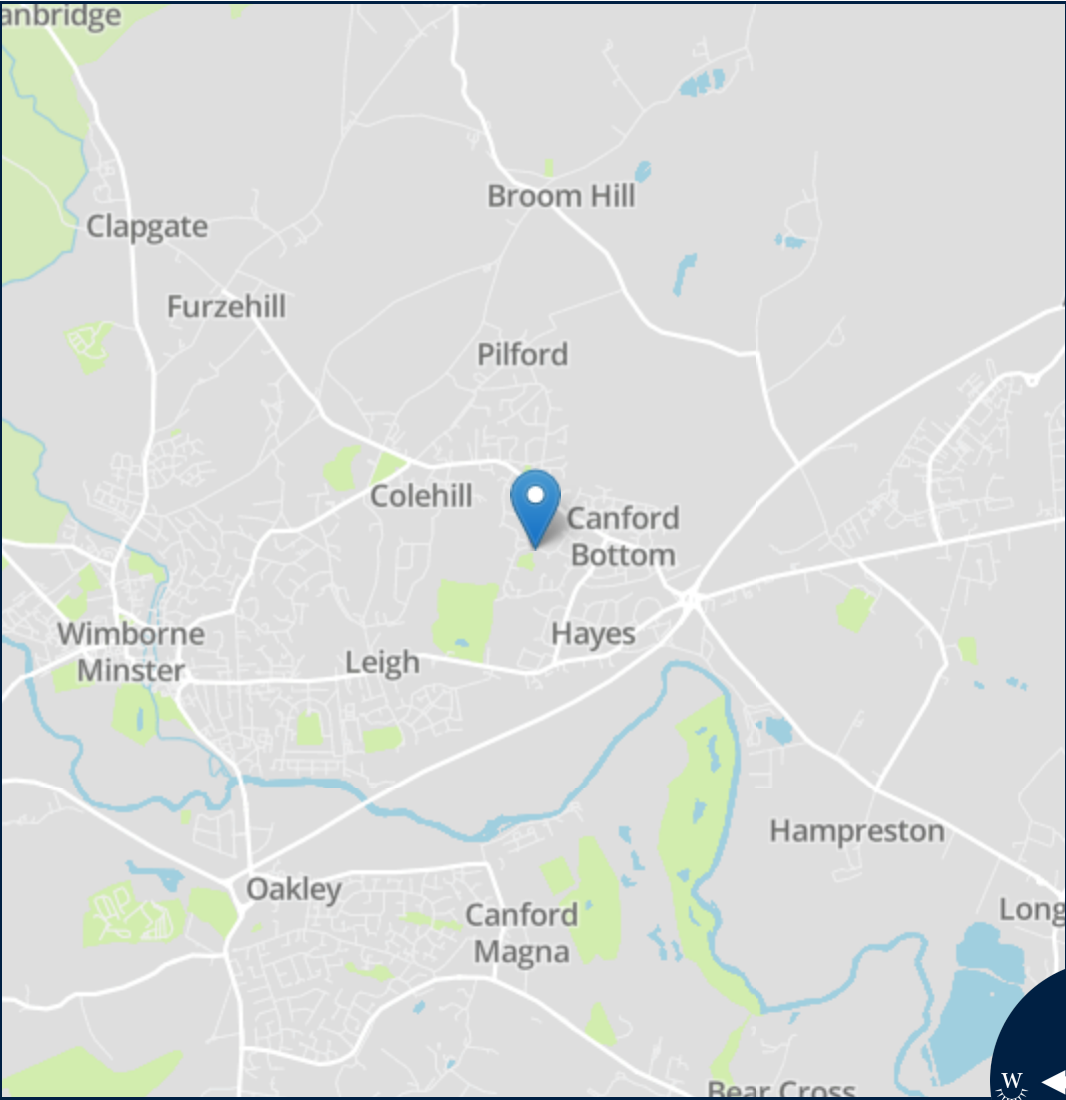


GROUND FLOOR
1036 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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