



Asking Price

£325,000

Freehold

BEAR CROSS AVENUE, BOURNEMOUTH BH11 9PA



- ◆ **LINK DETACHED BUNGALOW**
- ◆ **THREE BEDROOMS**
- ◆ **FULL REFURBISHMENT REQUIRED**
- ◆ **NO FORWARD CHAIN**

A three bedroom, linked-detached, bungalow in need of complete refurbishment and modernisation and boasting an attached garage, conservatory and being offered without a forward chain.

Property Description

A well-proportioned and versatile bungalow which requires full refurbishment and modernisation throughout. The accommodation comprises of three bedrooms, all served by a family bathroom and separate WC and there is a lounge\dining room that spans the rear elevation with a kitchen adjoining. The property also benefits from a purpose built conservatory and has double glazing and gas fired heating throughout.

Gardens and Grounds

The front garden is laid to lawn and there is a driveway which leads to the left hand side of the property which in turn gives access to the single attached garage with an up and over style door. The rear garden is also primarily laid to lawn and there is a rear access door to the garage.

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: 1000 sq ft (93.5 sq m) inc. garage

Heating: Gas fired

Glazing: Double glazed

Parking: Driveway & single attached garage

Garden: West facing

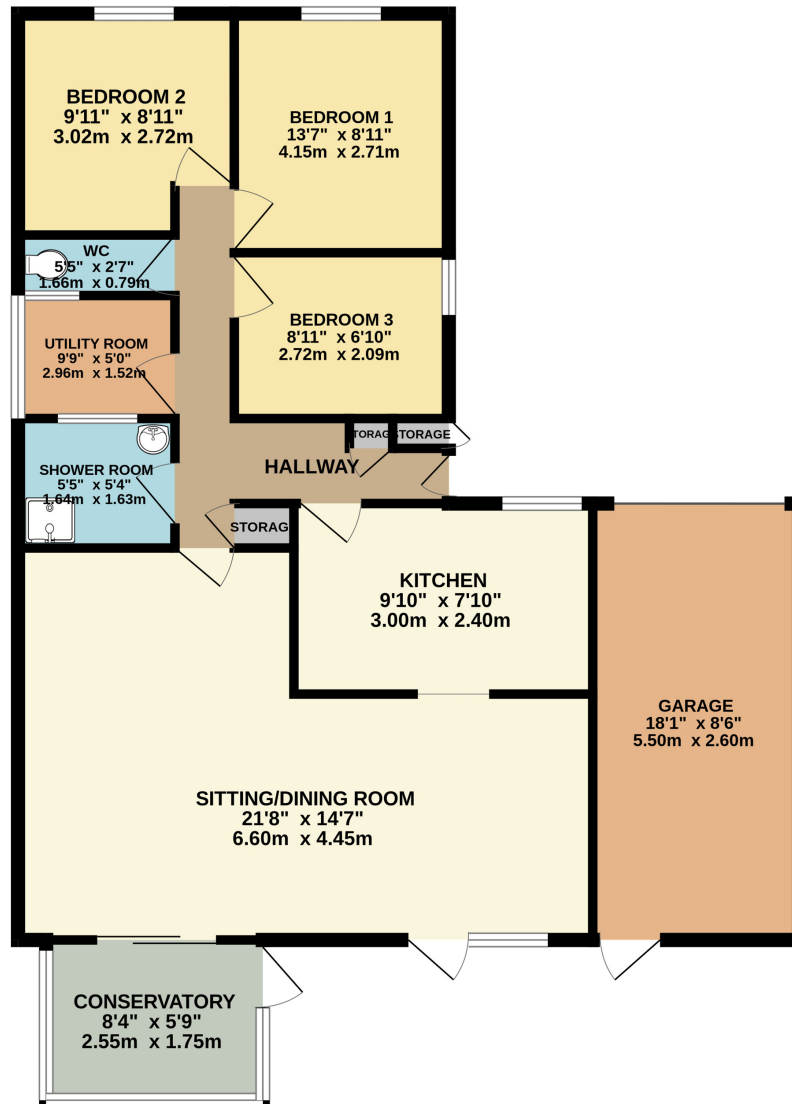
Main Services: Electric, water, gas, drains, telephone

Local Authority: BCP Council

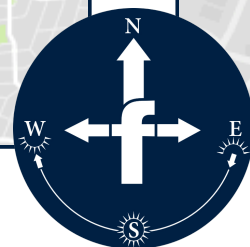
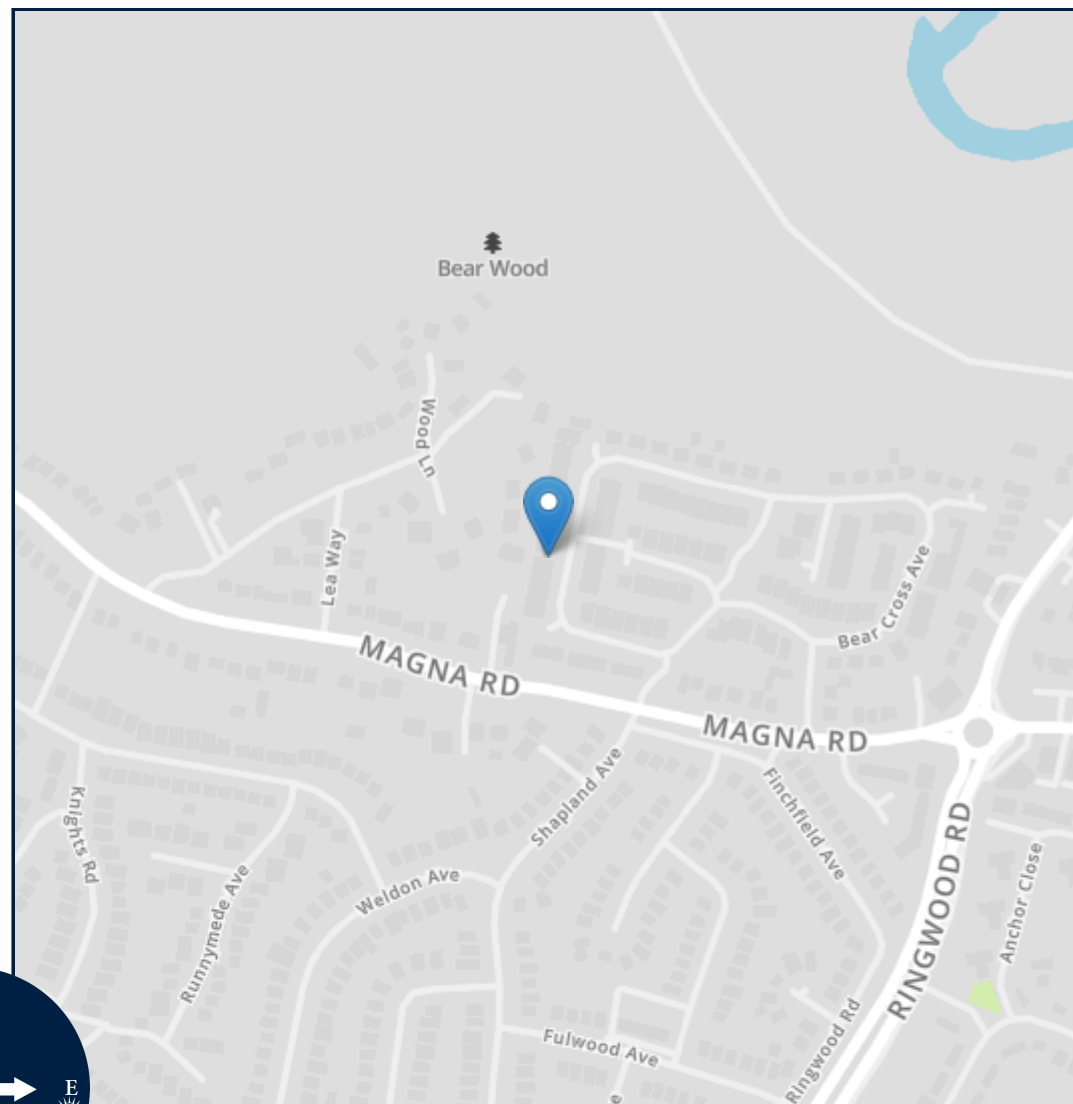
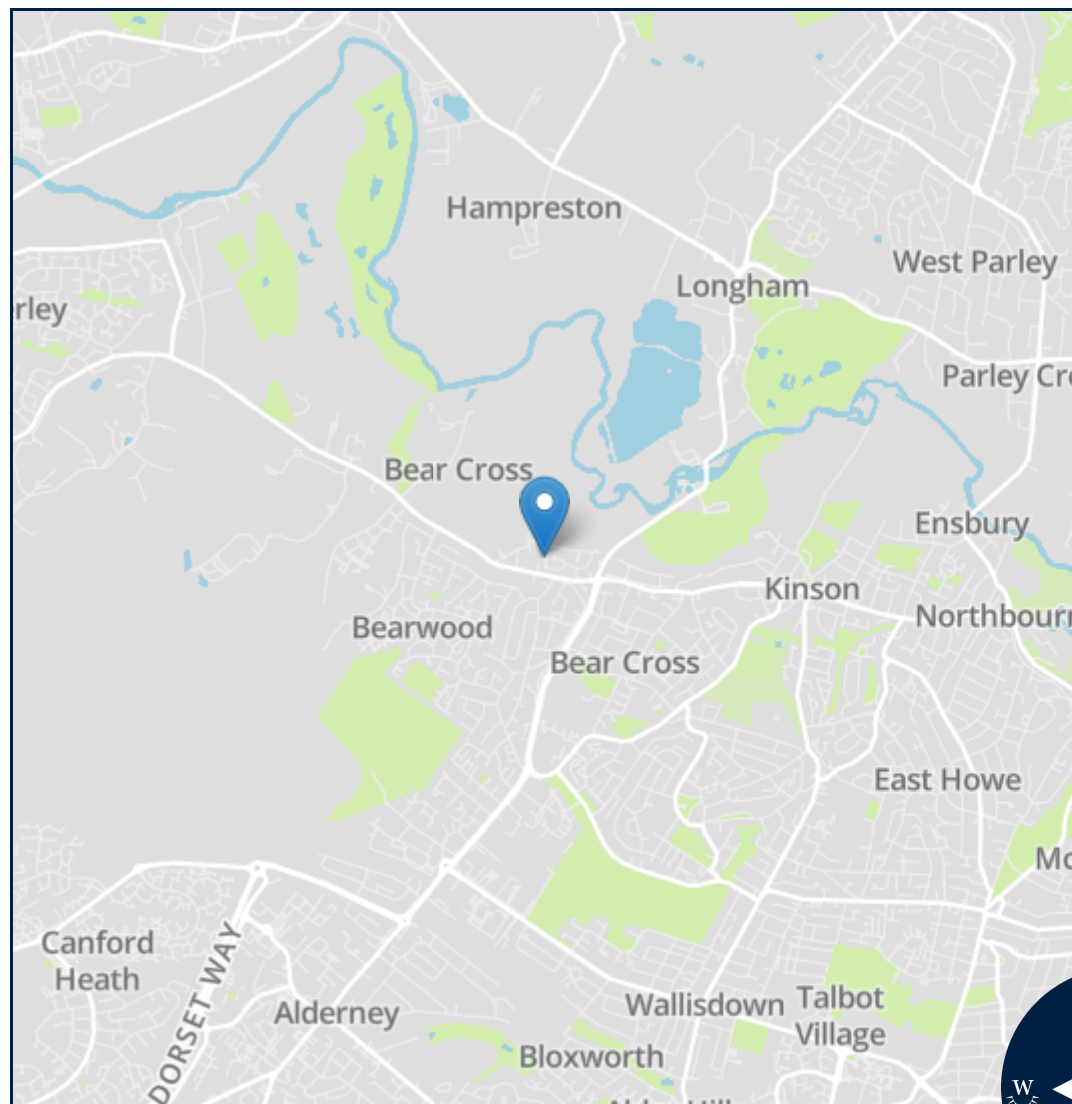
Council Tax Band: D



GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	81

England, Scotland & Wales

EU Directive 2002/91/EC



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