5 VENATOR PLACE, WIMBORNE, DORSET, BH21 1DQ

£465,000 FREEHOLD

A WELL PRESENTED 2 DOUBLE BEDROOM DETACHED BUNGALOW, FOR SALE WITH NO FORWARD CHAIN, IN A SMALL CUL-DE-SAC WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

Wimborne | 01202 841171 | properties@christopherbatten.com

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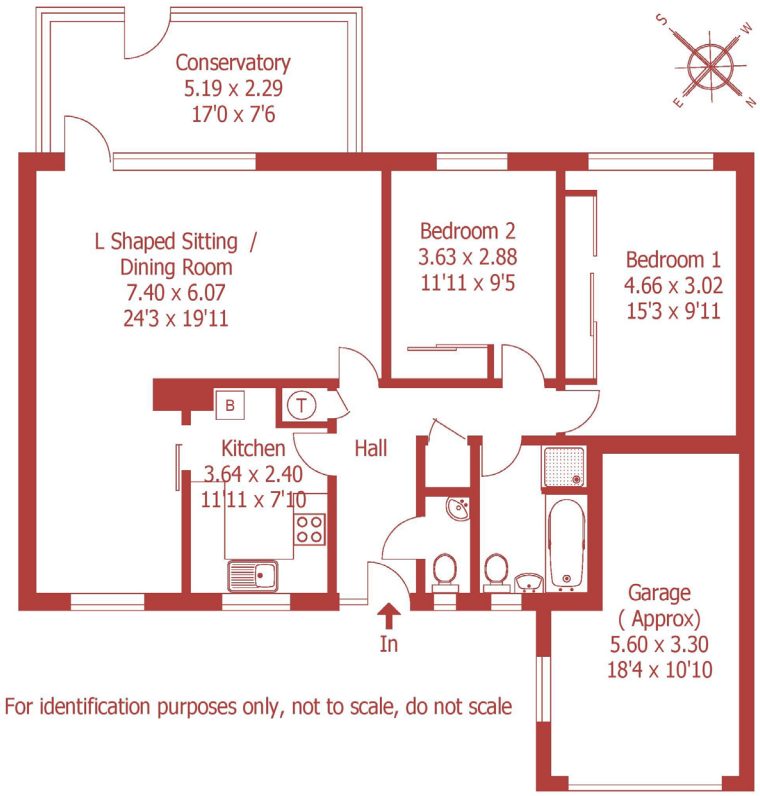
DESCRIPTION: Offering scope for improvement, the property benefits from a bath/shower room, a separate cloakroom, an L-shaped sitting/dining room, gas central heating, replacement UPVC double glazing, and a conservatory looking onto the private, south westerly facing rear garden.

The front door leads to an L-shaped reception hall with coat and airing cupboards, and a loft access. The cloakroom has a WC and a wash basin. The spacious, L-shaped sitting/dining room has a fitted gas fire (with mantel above) and a glazed door to a rear conservatory (with casement door to the rear garden). The kitchen has units, worktops, Glow Worm gas central heating boiler, space and plumbing for washing machine, and space for cooker and fridge-freezer. Bedrooms 1 and 2 have fitted wardrobes and a delightful outlook onto the rear garden, and there is a bath/shower room with bath, shower, wash basin and WC.

The open plan front garden is predominantly lawned, and a driveway leads to an integral garage with electric door, lighting and power points. There is access on both sides of the bungalow to the south westerly facing rear garden which is nicely enclosed by timber fencing and features a full width paved terrace, a gently sloping lower lawn, and planted borders.

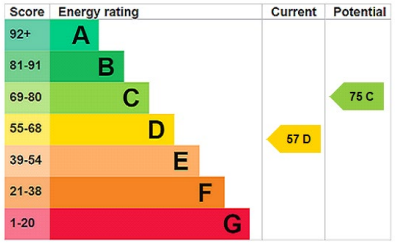
Approximate Gross Internal Area :- 115 sq mt / 1239 sq ft



LOCATION: The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy road access to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town, and Dorset's stunning beaches are within easy reach.

DIRECTIONS: From Wimborne Square, proceed along West Borough, passing the Tivoli Theatre on the left. Turn right hand at the traffic lights and proceed ahead at the first roundabout. At the next roundabout, with Wimborne Fire Station on the corner, turn left into Allenview Road. There are two right hand turnings into Lacy Drive – take the second, and then turn left into Venator Place. Turn left into the first cul-de-sac, and number 5 can be found near the end, on the left hand side.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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