



66 MARTINDALE AVENUE, COLEHILL, WIMBORNE, DORSET, BH21 2LF  
**£325,000 FREEHOLD**

## **A 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW WITH A PRIVATE, LOW MAINTENANCE REAR GARDEN, AMPLE OFF ROAD PARKING AND A DETACHED GARAGE, FOR SALE WITH NO FORWARD CHAIN.**

### **SUMMARY:**

Situated in a popular residential setting with easy access to local convenience stores and about 2 miles from Wimborne town centre, the property benefits from gas central heating and replacement UPVC double glazing, and great scope for improvement.

### **AT A GLANCE**

- 2 double bedrooms
- Lounge & kitchen/breakfast room
- Private, low maintenance garden
- Ample off road parking & detached garage
- NO FORWARD CHAIN





## DESCRIPTION:

There is a reception hall with a retractable ladder to a boarded loft (with fitted light.) The living room has a picture window to the front.

The kitchen/dining room, which was extended in the 1980s, has a Baxi gas central heating boiler, units, worktops, appliance space, and door to outside.

Bedroom 1 has fitted wardrobes and a double glazed door to the rear garden, and bedroom 2 is also a double room. The bathroom comprises a bath (with electric shower over), wash basin and WC.

The long front garden is laid in Cotswold pea shingle, and has a driveway extending through high timber gates to further secure parking and a detached garage (with up-and-over door, lighting, power points and rear window.) A side gate leads to the private, enclosed rear garden which has been paved for ease of maintenance and includes a useful Belfast sink with hot and cold taps.





## LOCATION:

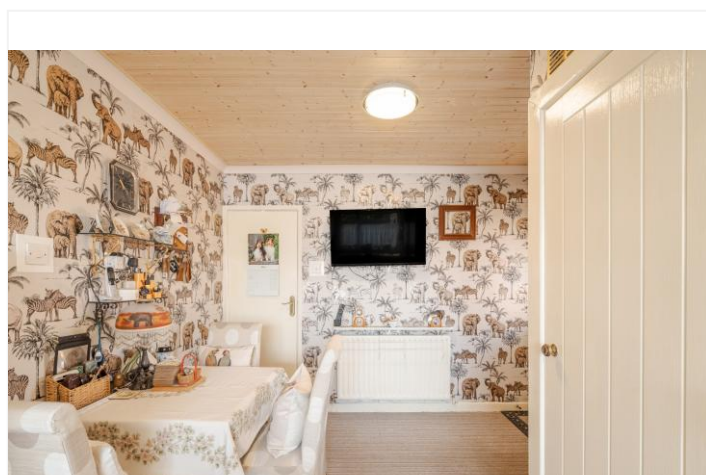
Martindale Avenue enjoys easy access to local shops, and other amenities in Colehill, and is about 2 miles from the centre of Wimborne. The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national 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 access by road 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.

## COUNCIL TAX:

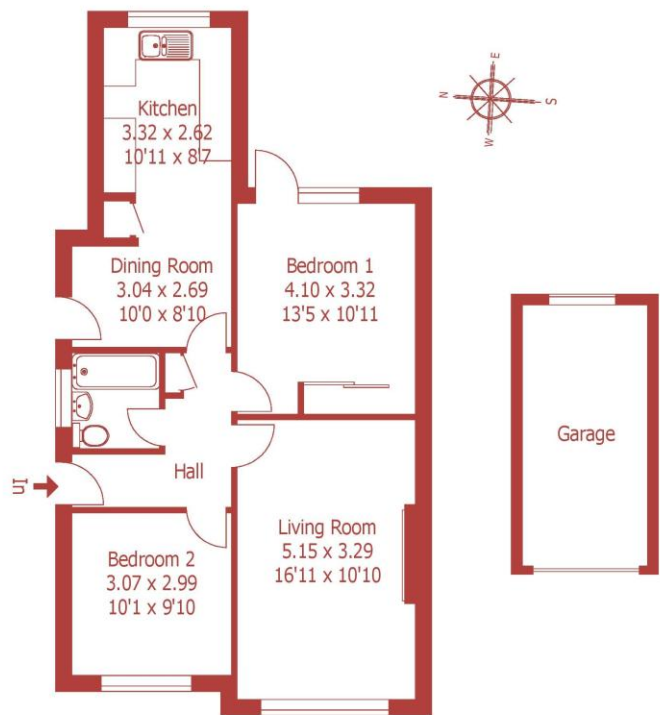
Band C

## DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. At the petrol station, turn left into Hayes Lane, and take the second turning on the right into Foxcroft Drive. Take the second turning on the right into Martindale Avenue, and number 66 can be found on the left hand side.



Approximate Gross Internal Area :- 66 sq m / 714 sq ft



For identification purposes only, not to scale, do not scale  
Created using existing drawings and dimensions



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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