

Christopher
Batten



6 Parmiter Road
Wimborne, BH21 2BN

Price Guide £395,000 Freehold



A 2 bedroom detached bungalow offering spacious accommodation, gas central heating, double glazing, ample off road parking, a garage, a workshop/garden room and a delightful south westerly facing rear garden, for sale with NO FORWARD CHAIN, in an established residential area within level walking distance of Wimborne town centre.

Wimborne offers a wide range of shops, schools, restaurants and the Tivoli Theatre, and bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

Integral porch

Leads to a spacious reception hall.

Spacious reception hall

With an airing cupboard.

Living room

18'3" x 10'8" (5.58 x 3.27)

Adam style fireplace with a fitted gas fire, and a double glazed patio door to the rear garden.

Kitchen

15'8" x 10'4" (4.78 x 3.17)

There is a spacious kitchen with an extensive range of units and worktops, tiled recess for cooker, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, wall mounted Glow Worm gas central heating boiler, double glazed door to the rear garden, and archway to dining room.

Dining room

10'1" x 8'0" (3.08 x 2.46)





Bedroom 1 12'11" x 9'10" (3.95 x 3.02)

Fitted wardrobes, cupboards and drawers, and a corner shower unit.

Bedroom 2 11'3" x 10'6" (3.43 x 3.22)

Shower room

Walk-in shower, wash basin, towel radiator, and retractable ladder to loft space.

Separate WC

Outside

A spacious gravelled driveway and parking area leads to a garage with an up-and-over door. On the far side of the bungalow, a door leads to an adjacent workshop which has a door to a rear garden room. The nicely enclosed south westerly facing rear garden has a neatly maintained lawn, flower and shrub borders, a wildlife pond and a gravelled seating area with a well and hand pump, and a brick built barbeque.

Directions

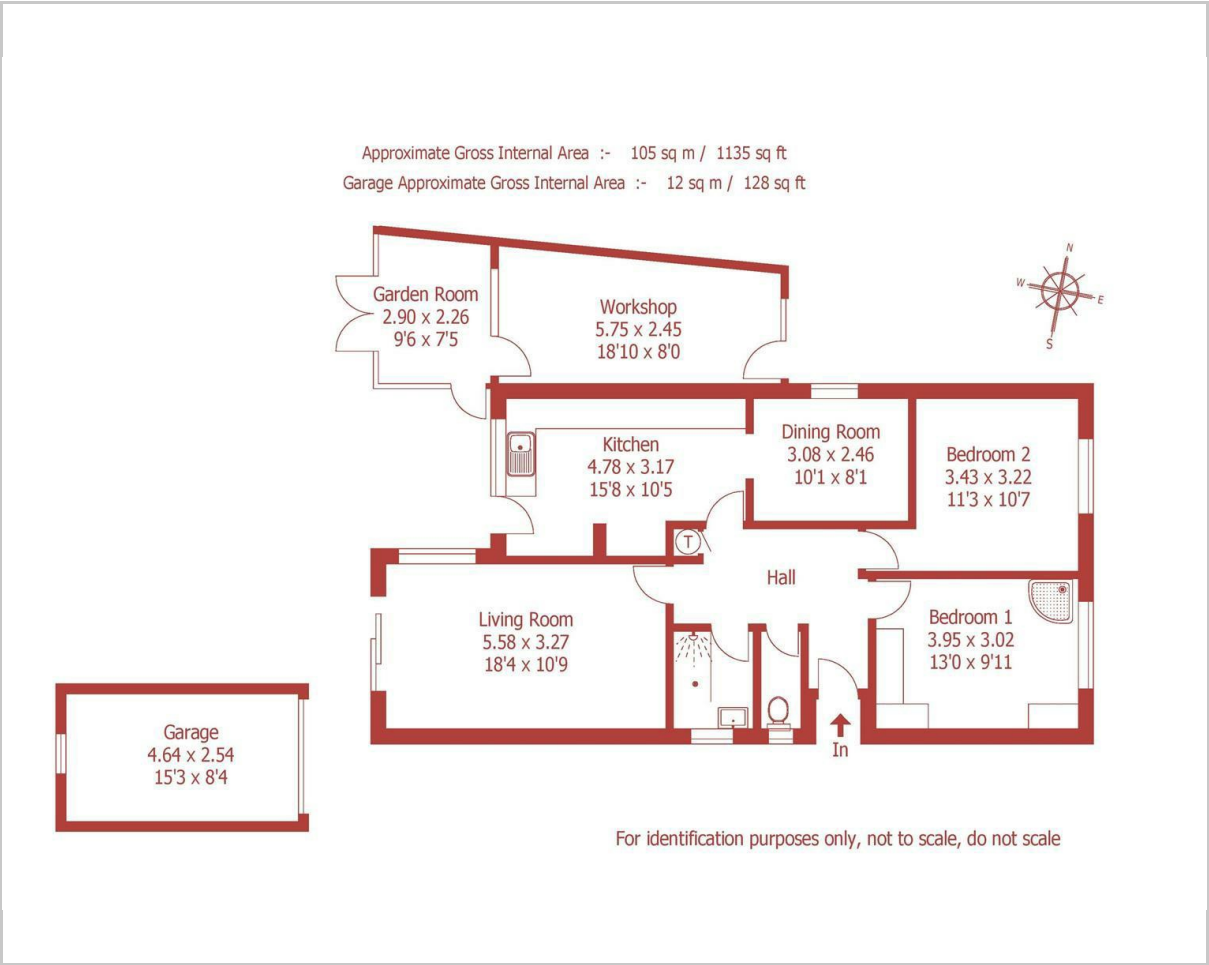
From Wimborne town centre, proceed along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. As you approach Leigh Common (on the left), turn right into Parmiter Road, and the property can be found on the right hand side.

Council Tax

Band D



Floor Plan



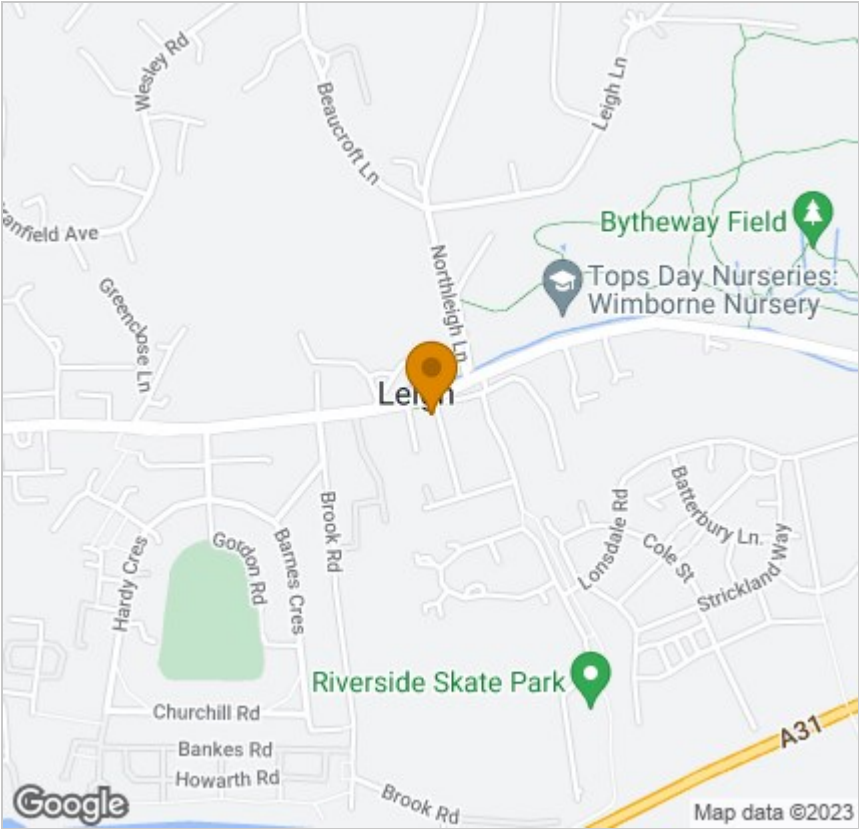
Viewing

By prior arrangement through Christopher Batten

CONSUMER PROTECTION FROM UNFAIR TRADING’ REGULATIONS: The Agents have not tested any apparatus, equipment, fixtures and fittings or services, and cannot verify they are in working order or fit for purpose. References to the Tenure of the property are based on information from supplied by the Vendor. The Agents have not had sight of the title deeds. These particulars, whilst believed to be accurate, are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy.

15 East Street, Wimborne, Dorset, BH21 1DT
Tel: 01202 841171 | Email: properties@christopherbatten.com
www.christopherbatten.com

Area Map



Energy Efficiency Graph

