



53 FOXCROFT DRIVE, COLEHILL, WIMBORNE, DORSET, BH21 2JY  
£395,000 FREEHOLD

**A 3 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW WITH A LARGE, WESTERLY FACING REAR GARDEN IS SITUATED IN A POPULAR RESIDENTIAL AREA, ON THE SOUTH SIDE OF COLEHILL, ABOUT 1.5 MILES FROM WIMBORNE TOWN CENTRE, AND IS OFFERED FOR SALE WITH NO FORWARD CHAIN.**

#### **SUMMARY:**

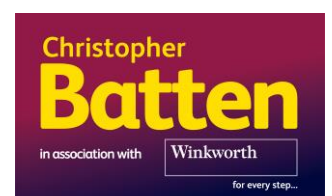
Local shopping facilities are available both in Hayes Lane and Dales Drive, while Wimborne offers an excellent range of amenities.

Traditionally built in 1965, the property has stone and render elevations under a concrete tiled roof. It has been occupied by the present owners since new, and would now benefit from a programme of modernisation. The property is connected to all mains services, with night storage heating, and UPVC double glazed windows throughout.

#### **AT A GLANCE**

- - NO FORWARD CHAIN
- - Large, westerly facing rear garden
- - Popular residential area
- - Spacious kitchen/dining room
- - Semi-detached garage and car port

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## DESCRIPTION:

The bungalow has been extended to create a large kitchen and a third bedroom, and benefits from a garage, a large car port, and ample off road parking. Agents' Note: We understand there is wood block flooring under the carpets in the hall, living room and bedroom 1.

There is an L-shaped entrance hall with access to loft, and an airing cupboard. The living room features a large picture window overlooking the front garden, and a fitted gas fire. Bedroom 1 is a good sized double bedroom which overlooks the front garden, bedroom 2 is also a double bedroom with fitted cupboards, and the third double bedroom overlooks the rear garden, with fitted wardrobes. The spacious kitchen/dining room comprises units, stainless steel sink, working surfaces, electric hob, built-in electric oven, space for washing machine, space for fridge and freezer, door to outside, and the dining area has wood block flooring. The bathroom has a cast bath, pedestal basin, and WC.

There is semi-detached garage with up and over door, large car port, and a tarmac driveway provides ample off road parking. The open plan front garden has a large rectangular lawn with borders. The large, westerly facing rear garden extends to about 80ft in length is enclosed by high fencing, with a lawn, water butt, a terrace and a greenhouse.





## LOCATION:

Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

## COUNCIL TAX:

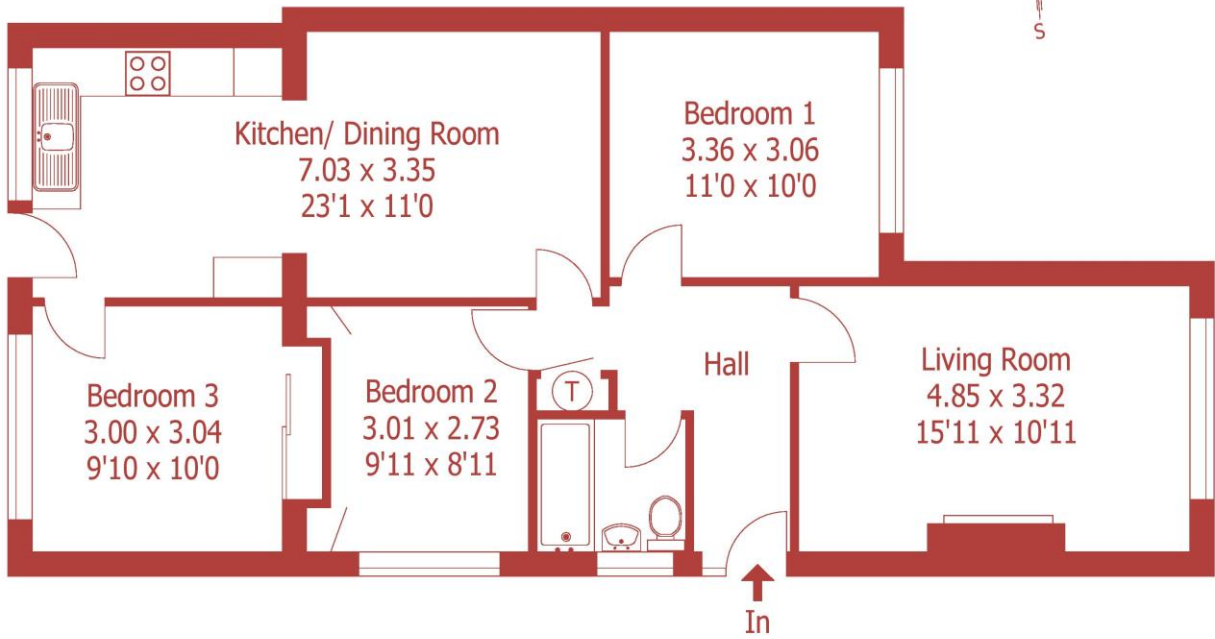
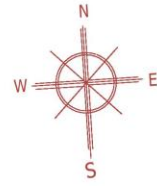
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## DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Just before the petrol station, turn left into Hayes Lane. Take the second turning on the right into Foxcroft Drive and follow the road round to the left. Number 53 can be found on the left hand side.



Approximate Gross Internal Area :- 80 sq m / 858 sq ft



For identification purposes only, not to scale, do not scale



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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