



110B, LEIGH ROAD, WIMBORNE, DORSET, BH21 2AE  
**£420,000 FREEHOLD**

**A 2 DOUBLE BEDROOM DETACHED BUNGALOW IN NEED OF SOME MODERNISATION AND OFFERING SCOPE FOR IMPROVEMENT, FOR SALE WITH NO FORWARD CHAIN, IN A CONVENIENT LOCATION CLOSE TO AN M & S SIMPLY FOOD STORE AND A SHORT LEVEL WALK FROM WIMBORNE TOWN CENTRE.**

**SUMMARY:**

The property benefits from gas central heating, double glazing, a garage and off road parking, and a south facing rear garden.



**AT A GLANCE**

- 2 double bedrooms
- South facing rear garden
- NO FORWARD CHAIN
- Garage and off road parking
- Short level walk from Wimborne town centre.





## DESCRIPTION:

A UPVC glazed entrance porch with frosted glazed front door leads through to the reception hall where there is a meter cupboard, access to loft space (which is half-boarded with a Velux window), and an airing cupboard housing the hot water tank with shelving.

The lounge overlooks the front elevation with a frosted glazed window to the reception hall, and a fireplace (with inset electric fire, tiled hearth and mantel). There is a bright and sunny double aspect kitchen comprising units, stainless steel sink, larder cupboard, space for washing machine, fridge and cooker, and door to garden. There are 2 double bedrooms with built in wardrobes, shower room (with walk-in shower, pedestal wash hand basin, wall mounted mirrored cupboard), and a separate WC (with wall mounted sink).

A gated entrance leads to a paved driveway providing ample off road parking leading to a detached garage (with a pitch roof, up-and-over door and a side window). There is a paved area to the front of the bungalow, and a lawn area. The south facing rear garden is laid to lawn with a corner rockery, and a paved area to the rear of the bungalow.





## 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 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.

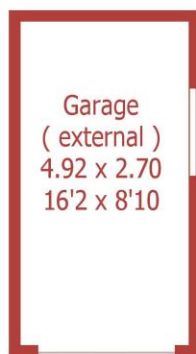
## COUNCIL TAX:

Band D

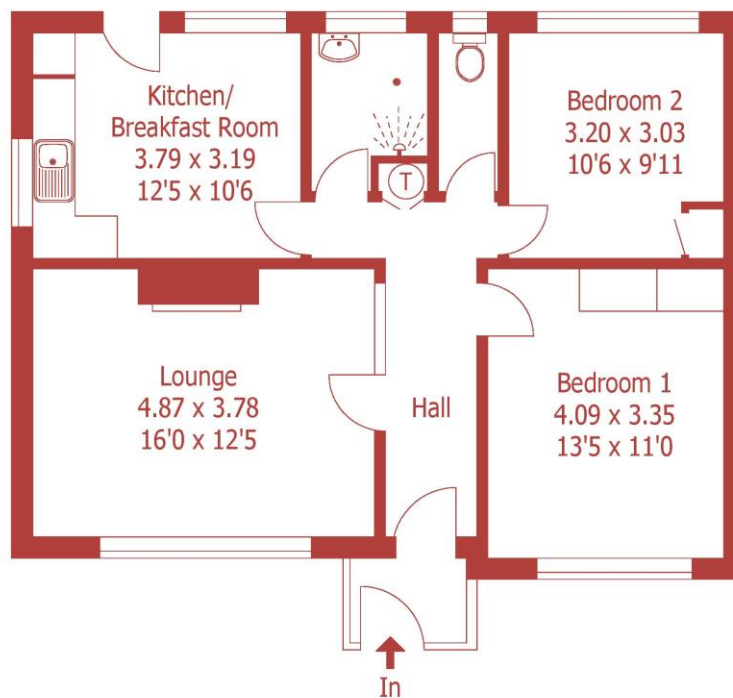
## DIRECTIONS:

From the town centre, proceed east along Leigh Road and go straight over at the junction with St Johns Church and Avenue Road. As you proceed along Leigh Road, go past the petrol station on the right hand side and Number 110b can be found on the right, just after the turning on the left to Fairfield Road.





Approximate Gross Internal Area :- 74 sq mt / 793 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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