

Christopher
Batten



1620 Wimborne Road
Bear Cross, Bournemouth, BH11 9AH
£390,000 Freehold



A beautifully presented, modern 2/3 bedroom detached bungalow with a garage, off road parking and a private, south facing rear garden.

Built about 20 years ago, the property has been well maintained, including re-fitting of the kitchen, and installation of a new gas central heating boiler approximately 4 years ago. There is UPVC double glazing, a spacious modern bathroom and an en suite shower room

The bungalow is situated on the approach to a small development of 3 modern properties with an older bungalow to the other side of the central driveway. It is within walking distance of local shops, and enjoys easy access to a supermarket, bus services, and delightful walks at Millhams Mead Nature Reserve and along the banks of the River Stour. Wimborne Minster, approximately 4 miles away, offers a wide range of shops and amenities, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within easy driving distance

Reception hall

Laminate flooring, deep storage cupboard, and access via a retractable ladder to a part boarded loft (with a fitted light)

Lounge

Decorative fireplace with fitted electric fire, and French doors to a south facing sun deck

Kitchen/breakfast room

Re-fitted about 4 years ago. Fitted table, excellent range of units and ample worktops, space and plumbing for washing machine, slimline dishwasher, range cooker (available by separate negotiation), space for fridge-freezer, Karndean flooring, wall mounted cupboard housing a Worcester gas combination boiler (fitted 4 years ago), and door to the rear garden





Dining room/bedroom 3

UPVC double glazed French doors to the conservatory

Conservatory

Lantern light and French doors to the garden

Bedroom 1

Attractive square bay window and a range of built-in wardrobes

En suite shower room

Shower, WC, wash basin and electric shaver point

Bedroom 2

Bathroom

Bath, WC, wash basin, electric shaver point, airing cupboard and fully tiled walls

Outside

The front garden is enclosed by close boarded fencing, affording a large degree of privacy, and is lawned with shrub borders and a timber summerhouse. A side gate leads to the nicely enclosed, southerly facing rear garden which has a timber sun deck. A central driveway provides access to the rear of the property where there is an adjacent garage with up-and-over door, pitched providing ample eaves storage space, lighting and power points. Just beyond the garage is an additional allocated parking space

Directions

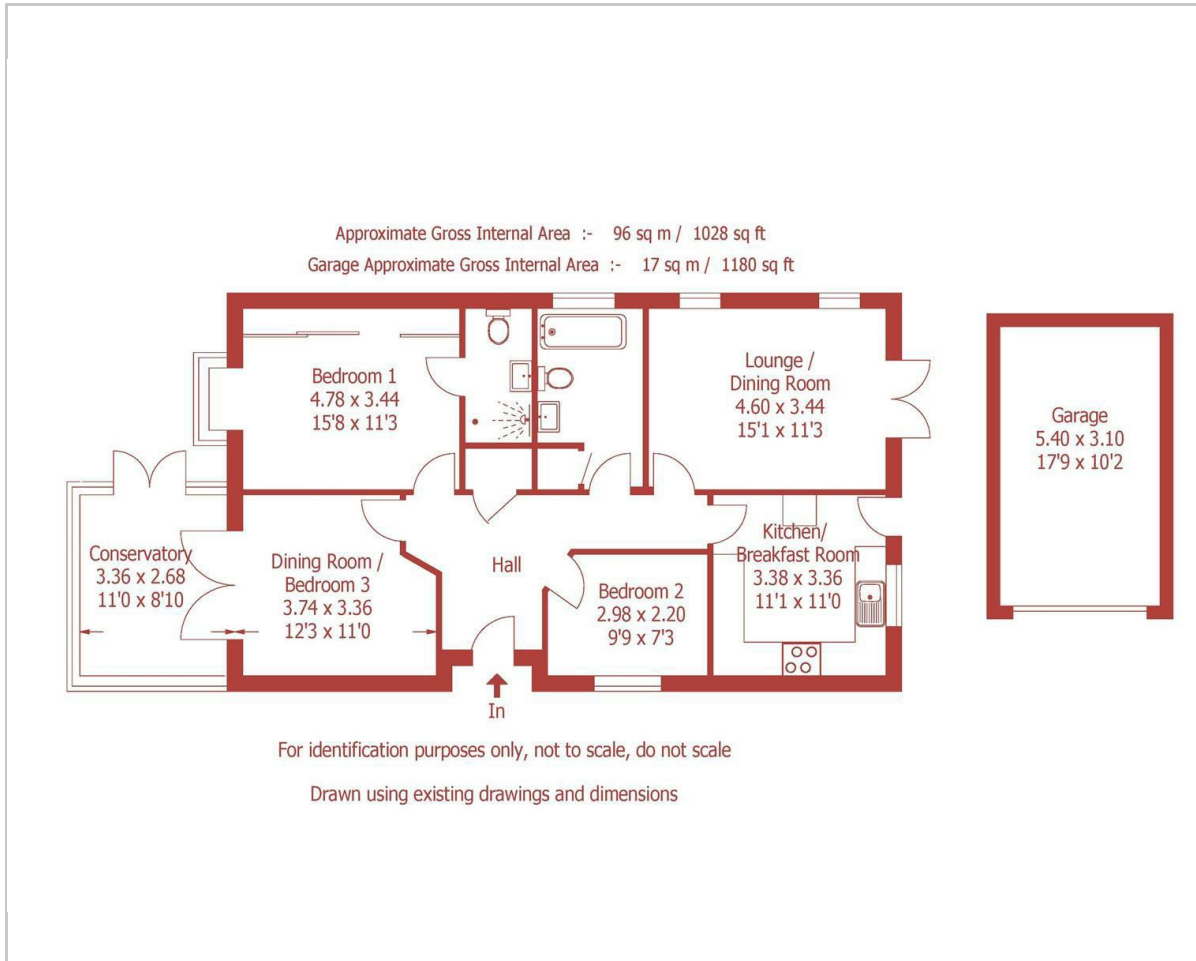
From the Bear Cross roundabout, proceed towards Kinson and Northbourne on the A341 Wimborne Road. Pass the left hand turning to Garsdale Close, and the right hand turnings to Anstey Road and Durdells Avenue, and the property can be found on the right hand side, at the entrance to a small development

Council Tax

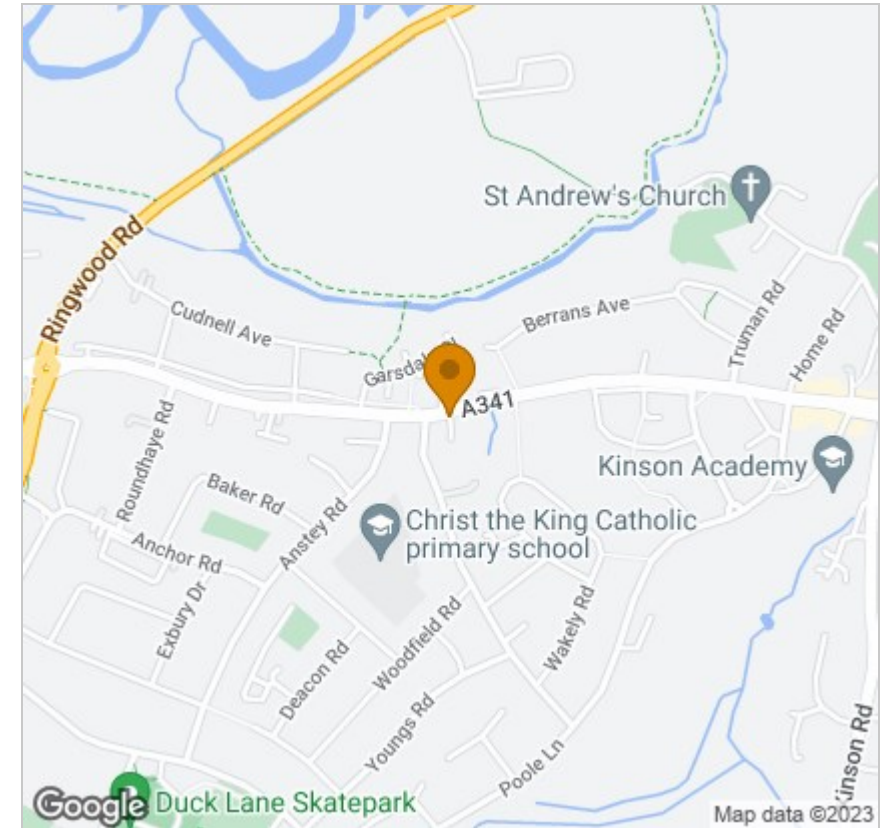
Band D



Floor Plan



Area Map

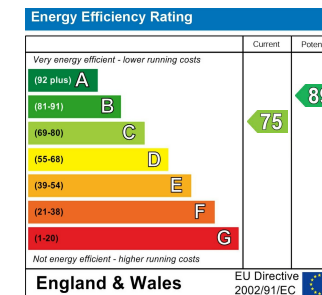


Viewing

By prior arrangement through Christopher Batten

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Energy Efficiency Graph



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