



10 Martindale Avenue, Wimborne, Dorset, BH21 2LE



PRICE GUIDE: £400,000-£425,000 Freehold

A 2 double bedroom linked detached bungalow with great scope for improvement, and potential for extension (subject to planning consent) with a large, south facing rear garden, in a popular residential cul-de-sac. The property benefits from gas central heating, UPVC double glazing and NO FORWARD CHAIN.

Colehill provides a range of local shops, a library, First and Middle schools, and scenic walks at Cannon Hill Plantation and Bytheway Field. The property is about 1.5 miles from Wimborne town centre which offers a wide range of amenities, and within easy driving distance of the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

A door leads to a covered passageway which has a door to the rear garden, a door to the garage, and a front door to a large reception hall (with loft access, airing cupboard and coat/store cupboard.) The living room has a fitted gas fire and a casement door to the rear garden. The dual aspect kitchen, which is in dated condition, has a built-in larder, appliance space and a wall mounted Glow Worm gas central heating boiler. There are 2 double bedrooms, both of which have built-in double wardrobes, and a spacious bathroom with bath, wash basin and WC.

A driveway provides off road parking and leads to a garage with up-and-over door, lighting and power points, and side door to the covered passageway. The open plan front garden has a lawn with shrub borders. The large south facing rear garden is in need of attention, but enjoys a large degree of privacy and has a large lawn interspersed with shrubs, a paved patio, an outside water tap, 2 integral store cupboards and an aluminium-framed greenhouse.

Directions: From Wimborne, proceed along Leigh Road, passing Tops Day Nursery on the left. Immediately before the Esso petrol station, turn left into Hayes Lane. Take the first turning on the right into Martindale Avenue, and the property can be found on the right hand side.

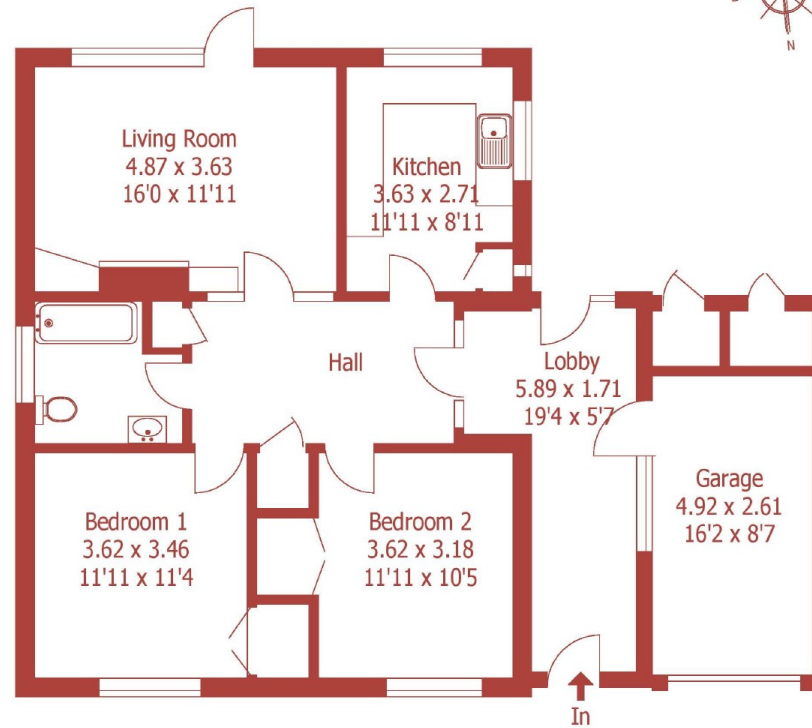
Council Tax Band: D

EPC Rating: D

Viewing: By prior arrangement through **CHRISTOPHER BATTEN**



Approximate Gross Internal Area :- 105 sq m / 1134 sq ft



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



'CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The agents have not tested any apparatus, equipment, fixtures and fittings or services, and so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her solicitor. References to the tenure of the property are based on information supplied by the vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from his or her solicitor. Applicants are advised to check the availability of a property before travelling any distance to view.

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