



12 MINSTER VIEW, WIMBORNE, DORSET, BH21 1BA

PRICE GUIDE: £350,000-£375,000 FREEHOLD

**A 2 DOUBLE BEDROOM DETACHED BUNGALOW WITH NO FORWARD CHAIN REQUIRING COMPLETE REFURBISHMENT, AND OFFERING GREAT SCOPE FOR IMPROVEMENT, SITUATED IN AN ELEVATED POSITION, IN A RESIDENTIAL CUL-DE-SAC ON A POPULAR DEVELOPMENT WITHIN ABOUT HALF A MILE OF WIMBORNE TOWN CENTRE. SOLD AS SEEN.**

#### **SUMMARY:**

A covered entrance way with a front door leads through to the reception hall where there is access to loft space, an airing cupboard, and a built-in coats cupboard. There is a lounge/dining room with a tiled open fireplace. The kitchen has fitted units, appliance space, and a door to a side enclosed porch with doors to the front and rear gardens, and garage. Bedrooms 1 and 2 are double sized bedrooms, and there is a shower room.

#### **AT A GLANCE**

- NO FORWARD CHAIN
- In need of refurbishment
- About half a mile of Wimborne town centre
- Situated in a residential cul-de-sac
- 2 double bedrooms





## DESCRIPTION:

A sloping driveway leads up to the garage which has an up-and-over door, with the roof and porch in need of replacement. The sloping grassed front garden has a shrub boundary, and there is a nicely enclosed rear garden having a lower patio with stone raised retaining walls, 2 sheds, and a raised lawn area interspersed with a selection of established shrubs and trees.

## 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:

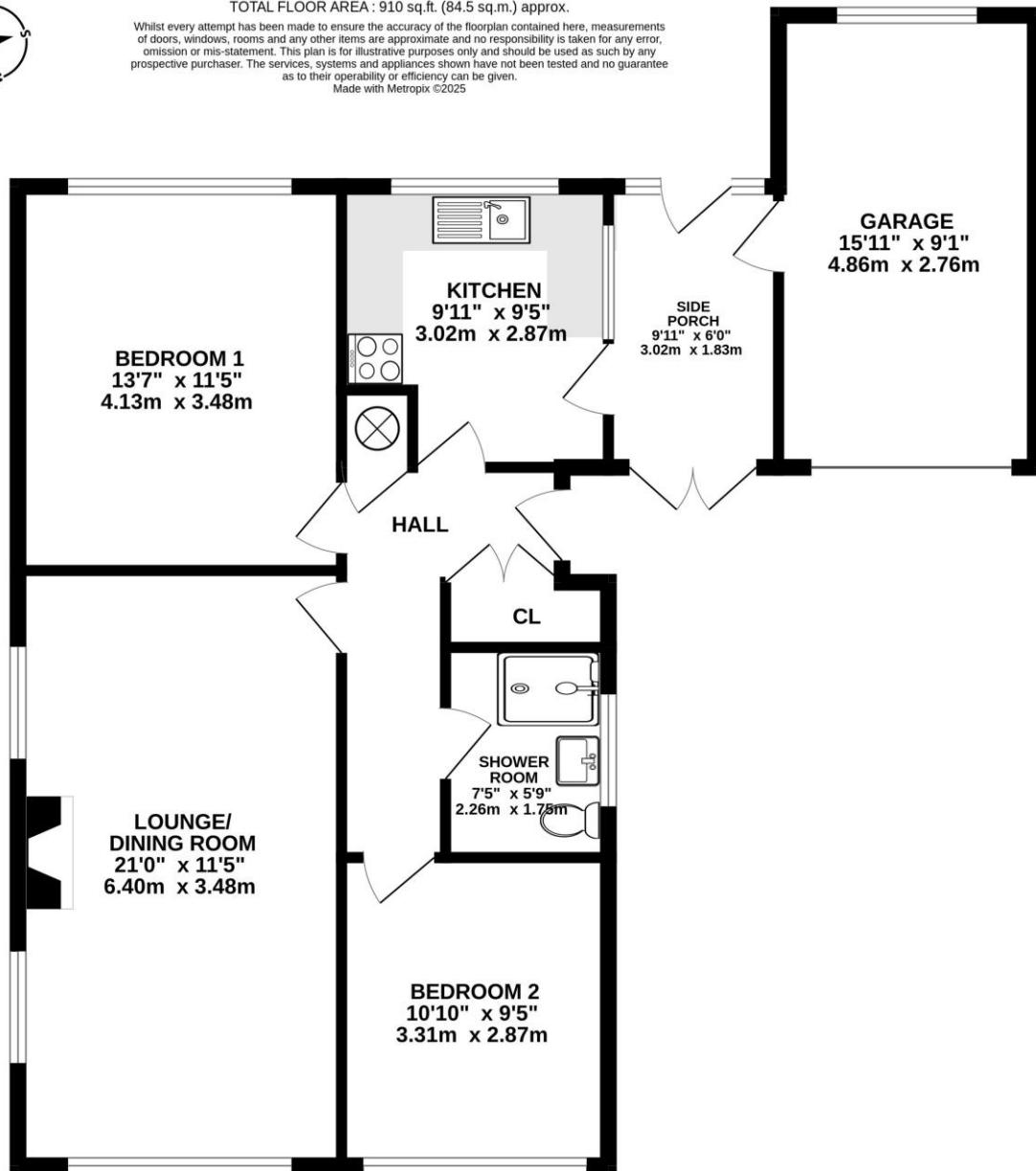
From Hanham Road, turn into Allenview Road, with Wimborne Fire Station on the right hand side. Take the second turning on the right into Lacy Drive, turn right into Minster View, and number 12 can be found immediately on the left hand side.



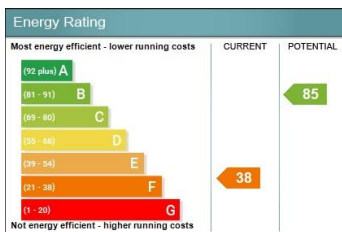


TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



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.



DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | [properties@christopherbatten.com](mailto:properties@christopherbatten.com)

[christopherbatten.co.uk](http://christopherbatten.co.uk)

