



101 LEIGH ROAD, WIMBORNE, DORSET, BH21 2AA
£425,000 FREEHOLD

A BEAUTIFULLY PRESENTED, OLDER STYLE 2 DOUBLE BEDROOM DETACHED BUNGALOW WITH REAR ACCESS TO A DETACHED GARAGE AND DRIVEWAY, WITHIN LEVEL WALKING DISTANCE OF MANY TOWN CENTRE AMENITIES.

SUMMARY:

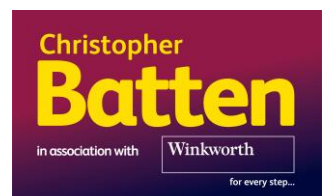
The bungalow has spacious accommodation accessible from the central reception hall, with feature exposed wood interior doors, and a large loft space (which currently houses the boiler) ideal for conversion, subject to the necessary planning consents.



AT A GLANCE

- 2 double bedrooms
- Beautifully presented
- Walking distance of the town centre
- Rear access to a detached garage and driveway
- Dual aspect living room

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DESCRIPTION:

A front door leads through to the reception hall where there is a useful storage cupboard. The dual aspect living room features a bay window and a large, side window which provides plenty of natural light, and an exposed wooden floor. There is an attractive kitchen/breakfast room with feature tiling comprises a range of units, Neff oven, space for dishwasher and fridge/freezer, Hotpoint electric hob with extractor over, space for table and chairs, window overlooking the rear garden, and a side door leads to a useful lobby/utility area which has space and plumbing for washing machine, and ideal storage for coats/boots etc.

Bedroom 1 is a good sized double bedroom with a feature bay window and exposed wooden floor. Bedroom 2 is also a good sized double bedroom which has a storage/airing cupboard (with a small, fitted radiator) and has views over the rear garden. The family bathroom comprises a bath (with large shower head and glazed screen), vanity basin, WC, and heated towel rail.



A red brick dwarf wall and pedestrian gate gives access to the front garden which has a good sized lawn area, mature flower and shrub beds, and a paved pathway gives access to both sides of the property.

The attractive rear garden is enclosed by 4ft and 6ft fencing and a rear boundary wall, with a large lawn area, paved terrace, flower and shrub beds, and a further paved area to the rear corner of the garden. A paved pathway leads to a garden gate which provides access to a detached, concrete slab garage and parking for 1 vehicle, which is accessed off Welland Road.

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:

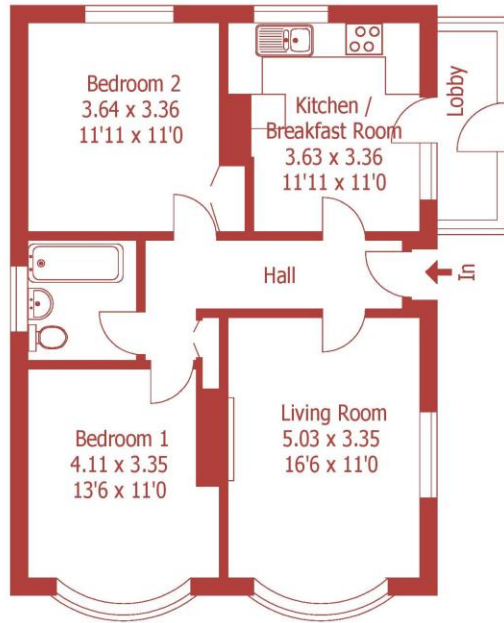
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DIRECTIONS:

From Wimborne, proceed east along Leigh Road, continuing ahead at the crossroads with Avenue Road and St Johns Hill. The property can be found on the left hand side by a pull-in, just opposite the petrol station/M & S Simply Food store on the right. Rear access can be gained by taking the next turning on the left into Fairfield Road and left into Welland Road.



Approximate Gross Internal Area :- 72 sq m / 779 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.



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