



18 CEDAR DRIVE, WIMBORNE, DORSET, BH21 2JH

PRICE GUIDE: £450,000 FREEHOLD

A SPACIOUS 3 BEDROOM BUNGALOW FOR SALE WITH NO FORWARD CHAIN, IN A POPULAR RESIDENTIAL CRESCENT, ABOUT 1.5 MILES FROM WIMBORNE TOWN CENTRE.

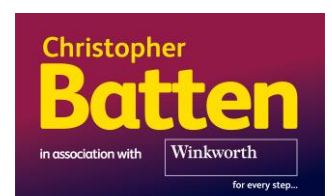
SUMMARY:

In need of some modernisation and refurbishment, the property offers spacious accommodation and particularly well presented gardens. It was traditionally built in the 1960s, with stone and render elevations and a concrete tiled roof, and is connected to all mains services. The bungalow benefits from gas central heating, replacement UPVC double glazing, and a wide plot offering spacious gardens, a garage and a driveway with parking for several vehicles.

AT A GLANCE

- 3 double bedrooms
- Living room & kitchen/breakfast room
- Garage & excellent off road parking
- Beautifully presented gardens
- NO FORWARD CHAIN

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DESCRIPTION:

A large entrance vestibule leads to an L-shaped entrance hall with loft access and a broom cupboard. The large living room has an open fireplace and a door to the garden. The kitchen has a stainless steel sink, units, work surfaces, space for white goods, airing cupboard housing the hot water tank, and door to outside.

There are 3 double bedrooms, one of which has a wash basin, and another of which has full height wardrobes, a bathroom and a separate WC.

A spacious concrete driveway provides parking for several vehicles and leads to an attached garage with up-and-over door. The attractive front garden has 2 lawns, a paved pathway, and shrubs including lilac, laurel, azalea and hydrangea.

The large rear garden is enclosed by capped walling and fencing, and features a full width paved terrace, a large, well maintained lawn and an impressive array of shrubs including hydrangeas, laurels and roses. There is space for a shed/greenhouse.



LOCATION:

There are shops close by in Dales Drive and Wimborne Road West, and the property enjoys easy access to amenities in Colehill, including first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

COUNCIL TAX:

Band D

DIRECTIONS:

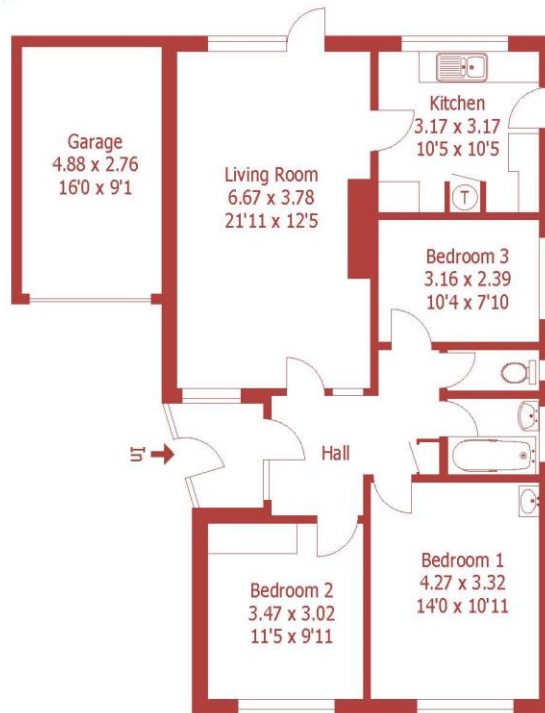
From Wimborne, proceed east along Leigh Road which becomes Wimborne Road West. Just before the petrol station, turn left into Hayes Lane. Take the second turning on the left into Cedar Drive, and the property can be found on the right hand side.





18 Cedar Drive, Wimborne

Approximate Gross Internal Area :- 102 sq m / 1097 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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