



73 HAYES LANE, WIMBORNE, DORSET, BH21 2JD

£395,000 FREEHOLD

A WELL PRESENTED 2 DOUBLE BEDROOM DETACHED BUNGALOW WITH A WESTERLY FACING REAR GARDEN, IN AN ESTABLISHED NON-ESTATE RESIDENTIAL AREA.

SUMMARY:

This deceptively spacious property is presented in good decorative order and benefits from paved off road parking.

The bungalow was re-wired and double glazed in 2010, and a new roof, fascias and soffits were installed in 2020.

It is situated in a sought after area close to local shops, and a bus service runs along Hayes Lane to Wimborne town centre and Bournemouth.

AT A GLANCE

- 2 double bedrooms
- Modern kitchen and bath/shower room
- Lounge/dining room and garden room
- Paved off road parking
- Westerly rear garden with summerhouse



DESCRIPTION:

An integral porch leads to a large reception hall with engineered oak flooring, built-in storage and airing cupboards, and a retractable ladder to a part boarded roof space (with fitted light.)

There is a spacious lounge/dining room with an engineered oak floor and French doors to a rear garden room (with brick plinth and French doors to the garden.)

The modern fitted kitchen has an opening to the living room, and a door to outside. It features a range of units, Neff gas hob, cooker hood above, electric oven, integrated dishwasher, space and plumbing for washing machine, space for fridge, and cupboard housing a Glow Worm gas central heating boiler.

There are 2 well proportioned double bedrooms, one of which has a range of wardrobes, and a bath/shower room with bath, shower, wash basin and WC.



A block paved driveway provides off road parking for 2 vehicles. A side gate leads to a nicely enclosed, westerly facing rear garden with lawn, raised timber sun deck, summerhouse, raised shrub beds, established acer, and paved and gravelled area.

LOCATION:

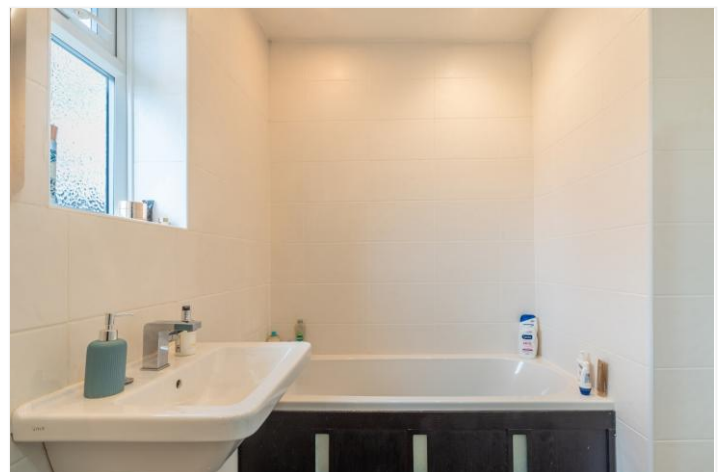
Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the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

COUNCIL TAX:

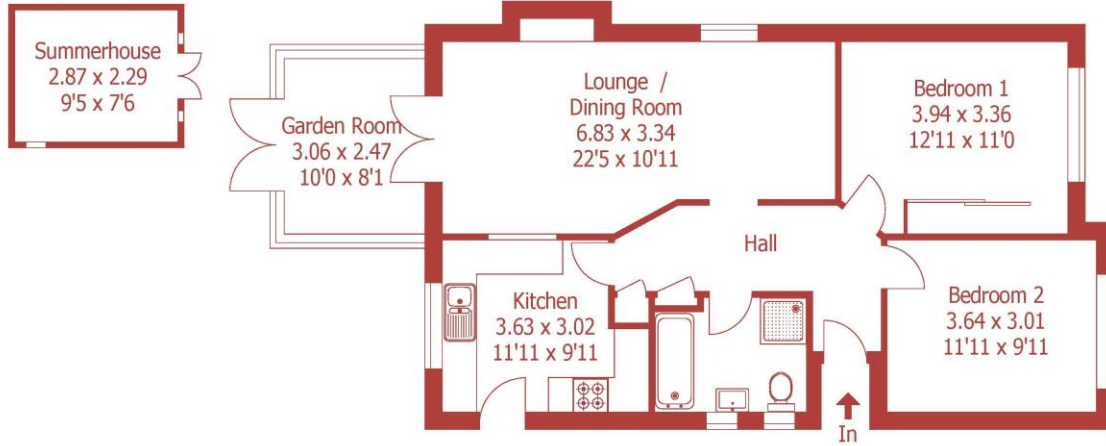
Band D

DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Turn left, just before the petrol station, into Hayes Lane, and the property can be found at the far end, on the left hand side, at the junction with Jessopp Road.



Approximate Gross Internal Area :- 80 sq mt / 863 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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