



56 MARTINDALE AVENUE, WIMBORNE, DORSET, BH21 2LF
£399,950 FREEHOLD

A 3 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW WITH DOUBLE GARAGE, AMPLE OFF ROAD PARKING AND A PRIVATE REAR GARDEN, IN A POPULAR CUL-DE-SAC ENJOYING EASY ACCESS TO LOCAL SHOPS.

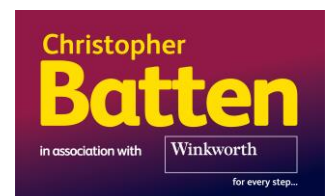
SUMMARY:

In the last 5 years, the wiring was updated, newly plastered and new flooring in most areas, and a new gas central heating system was installed. There is UPVC double glazing, a rear conservatory and a solar-compatible electric vehicle charging point.

AT A GLANCE

- Double garage & ample off road parking
- Private rear garden
- In a popular cul-de-sac
- Conservatory
- Sitting room features a wood burner

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DESCRIPTION:

There is a reception hall with a retractable ladder to the loft space (with retractable ladder, boarding, 2 Velux windows, and fitted light and power points) which has been used for hobbies and crafts.

The sitting room features a wood burner on a Liscannor stone hearth. The kitchen/breakfast room has a range of units and worktops, Tricity Bendix oven and hob with hood over, space and plumbing for washing machine and dishwasher, space for upright fridge-freezer, and door to a conservatory built on a brick plinth, with a ceramic tiled floor and a door to the garden.

Bedroom 1 has fitted wardrobes and French doors to the garden, bedroom 2 has fitted wardrobes, and there is a spacious third bedroom. The bathroom comprises bath, wash basin and WC.

The lawned front garden is interspersed with shrubs. A long driveway provides ample off road parking and leads to a double garage with a pitched roof providing eaves storage space, lighting, power points, and a workshop (with door to outside) to the rear.



A gate leads to the private, enclosed rear garden which is lawned, with a patio, flower and shrub borders, raised beds, and a rear gate to Wimborne Road West.

LOCATION:

Martindale Avenue enjoys easy access to local shops, and other amenities in Colehill, and is about 2 miles from the centre of Wimborne. 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.

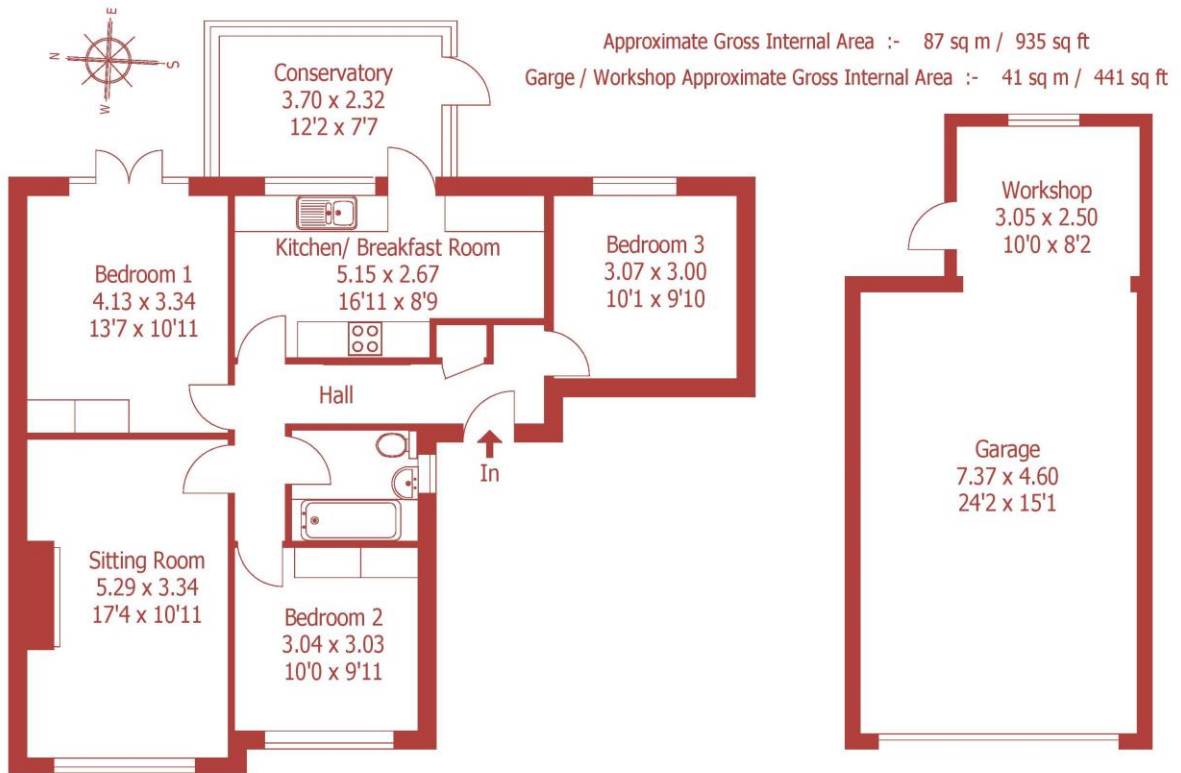
COUNCIL TAX:

Band D

DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. At the petrol station on the left, turn left into Hayes Lane. Take the second turning on the right into Foxcroft Drive. Turn second right into Martindale Avenue, which is a small cul-de-sac annexed by a pedestrian footpath off the main Martindale Avenue.





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		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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