



49 CEDAR DRIVE, WIMBORNE, DORSET, BH21 2JQ
OFFERS IN EXCESS OF £435,000 FREEHOLD

A SPACIOUS 3 BEDROOM, 2 BATHROOM DETACHED BUNGALOW IN NEED OF RENOVATION, WITH A LARGE GARDEN, A BLOCK PAVED DRIVEWAY AND A GARAGE, FOR SALE WITH NO FORWARD CHAIN.

SUMMARY:

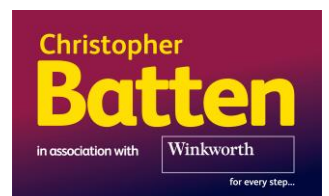
Situated at the end of a cul-de-sac on the outskirts of Wimborne, the property features a large dual aspect reception room and a spacious kitchen with a vaulted ceiling.

Agents' Note: The extension housing the kitchen has sections of blown plaster and evidence of cracking which may require a structural inspection.

AT A GLANCE

- Renovation project
- NO FORWARD CHAIN
- 3 bedrooms, bathroom & shower room
- Vaulted kitchen/breakfast room
- Garage, paved driveway & large garden

Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION:

A spacious 3 bedroom, 2 bathroom detached bungalow in need of renovation, with a large garden, a block paved driveway and a garage, for sale with NO FORWARD CHAIN.

Situated at the end of a cul-de-sac on the outskirts of Wimborne, the property features a large dual aspect reception room and a spacious kitchen with a vaulted ceiling. Agents' Note: The extension housing the kitchen has sections of blown plaster and evidence of cracking which may require a structural inspection.

A long entrance hall leads to a 25ft dual aspect living/dining room with a large window to the front and patio doors to the rear garden. A door leads to a light and bright dual aspect kitchen extension with a vaulted ceiling (with Velux windows), units, fitted double oven and gas hob, plenty of appliance space, and a door to the rear garden.

Off the hall, which has a loft access and coat and airing cupboards, there are 3 spacious bedrooms, one of which has fitted wardrobes.



Both in need of modernisation are a shower room and a bathroom (with a WC in a private section behind a door.)

The front garden has a paved driveway providing ample off road parking and leading to an attached single garage, a lawn, mature shrub boundaries and a central tree. Access at both sides of the bungalow leads to the attractive rear garden which is surrounded by shrubs and fencing and has a patio adjacent to the living room, a large central lawn, meandering paths, and a further raised patio ideal for evening sun. The garden also includes a derelict shed and a greenhouse in need of maintenance.

LOCATION:

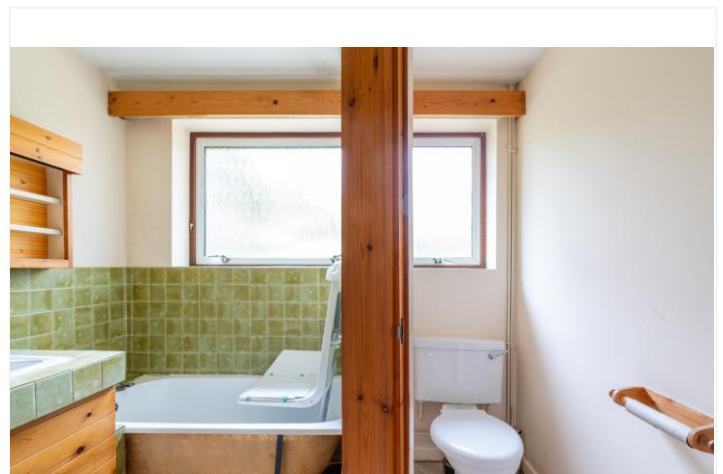
Cedar Drive enjoys easy access to amenities in both Colehill (including first and middle schools, church, library and shops) and to walks at Bytheway Field. Wimborne town centre (approximately 2 miles away) offers a wider range of amenities and there is good road access to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

COUNCIL TAX:

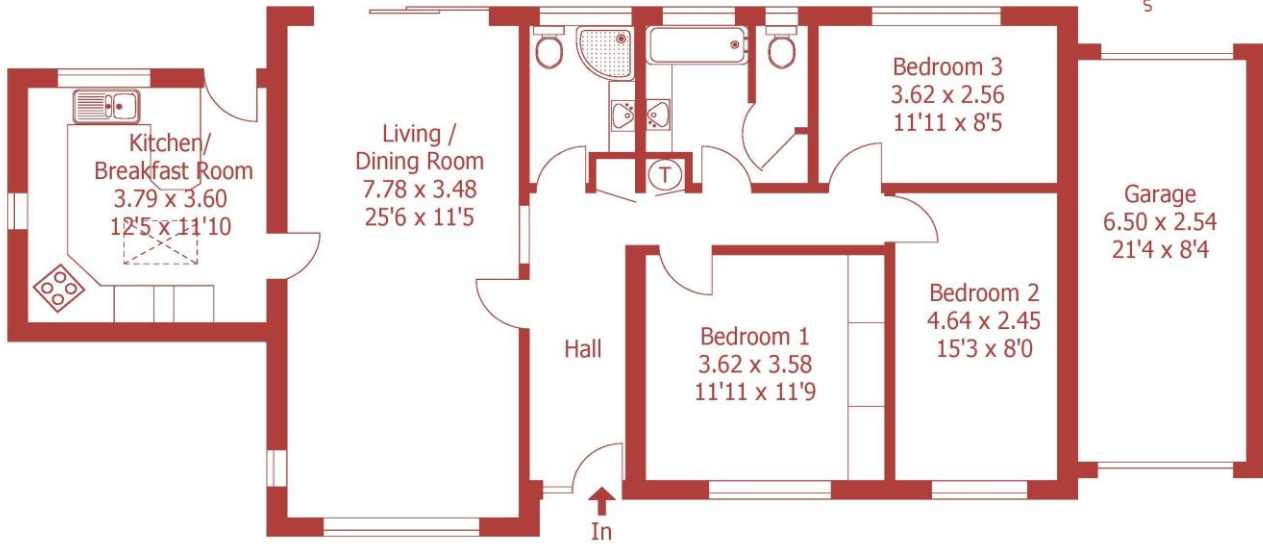
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DIRECTIONS:

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 follow the road around. Take the second turning on the left, and the property can be found at the head of the cul-de-sac.



Approximate Gross Internal Area :- 102 sq m / 1100 sq ft
 Garage Approximate Gross Internal Area :- 16.5 sq m / 178 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		80
(54-68)	D	57	
(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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