



46 HAYES LANE, WIMBORNE, BH21 2JF
£425,000 FREEHOLD

A WELL PRESENTED 3 BEDROOM DETACHED BUNGALOW WITH A PRIVATE REAR GARDEN, A GARAGE AND AMPLE OFF ROAD PARKING, FOR SALE WITH NO FORWARD CHAIN, IN A NON-ESTATE LOCATION ENJOYING EASY ACCESS TO LOCAL SHOPS.

SUMMARY:

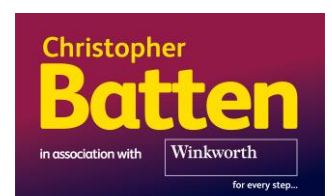
The bungalow benefits from gas central heating and UPVC double glazing.



AT A GLANCE

- 3 spacious bedrooms
- Attractive triple aspect lounge
- Kitchen/breakfast room with door to outside
- Bathroom & separate WC
- Garage, ample parking & private garden

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DESCRIPTION:

A reception hall (with loft access and double door airing cupboard) leads to the light, well proportioned, triple aspect lounge. The kitchen/breakfast room comprises oak-faced units, worktops, space and plumbing for washing machine, space for free standing cooker and upright fridge-freezer, extractor, Worcester gas boiler, and door to outside.

Bedrooms 1 and 2 have fitted wardrobes, and there is a spacious third bedroom, a fully tiled bathroom (with bath and wash basin) and a separate WC.

An established laurel hedge screens the property from the road. A driveway provides parking and turning space and leads to a detached garage (with up-and-over door, lighting, power, side window and door.) The garden extends to 2 sides of the property and is predominantly lawned, with an established mixed hedge and a range of shrubs.



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.

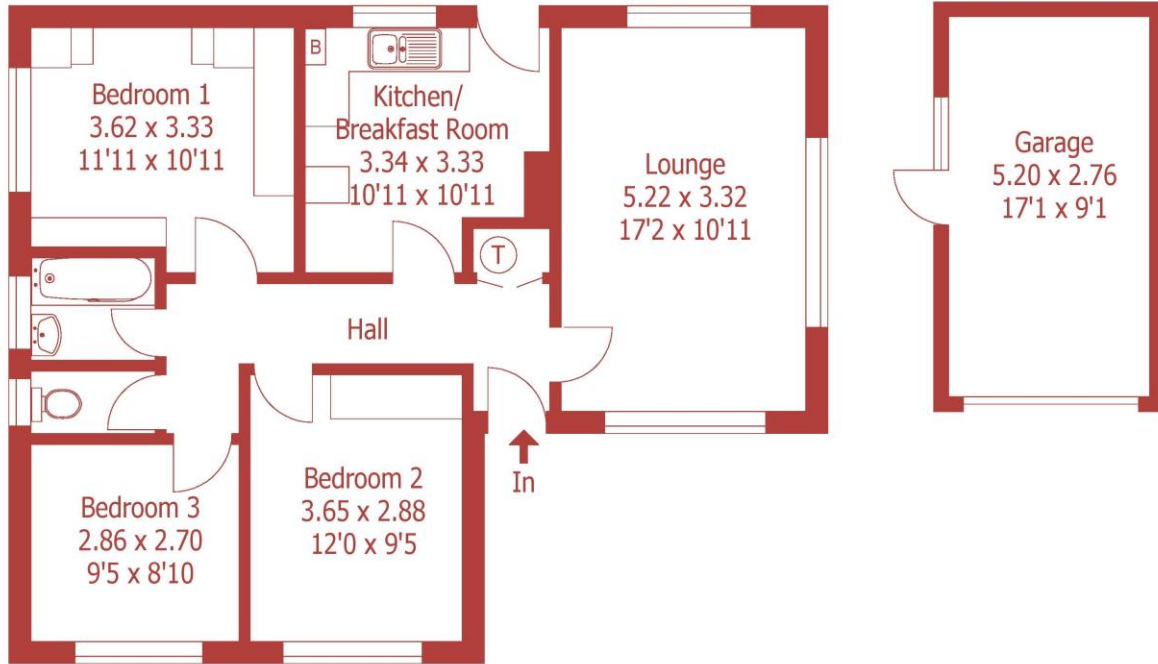
COUNCIL TAX: Band D

DIRECTIONS:

From Wimborne, proceed east along Leigh Road which becomes Wimborne Road West. Turn left at the petrol station into Hayes Lane, and number 46 can be found on the right hand side, just past the turning to Dales Drive.



Approximate Gross Internal Area :- 74 sq m / 799 sq ft
 Garage Approximate Gross Internal Area :- 14 sq m / 154 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	
A (95+)	85
B (81-94)	
C (69-80)	61
D (54-68)	
E (39-54)	
F (21-38)	G
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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