



6 VENATOR PLACE, WIMBORNE, DORSET, BH21 1DQ
£535,000 FREEHOLD

A SPACIOUS 3 DOUBLE BEDROOM DETACHED BUNGALOW IN NEED OF RENOVATION, AND FOR SALE WITH NO FORWARD CHAIN, IN A SMALL RESIDENTIAL CUL-DE-SAC LESS THAN A MILE FROM WIMBORNE TOWN CENTRE AND CLOSE TO RIVER WALKS.

SUMMARY:

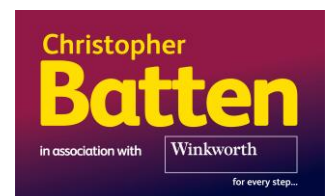
The bungalow offers spacious accommodation but also has great potential for extension, subject to the necessary planning consents, with wraparound gardens which can find the sun at any point of the day.



AT A GLANCE

- Now in need of renovation
- NO FORWARD CHAIN
- Within level walking distance of Wimborne town centre and close to river walks.
- In a small residential cul-de-sac
- 3 double bedrooms

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DESCRIPTION:

A front door leads through to an L-shaped entrance hall where there is parquet flooring, boiler cupboard, further storage cupboard, loft access, and a cloakroom.

The dual aspect sitting room has a Purbeck stone open fireplace (which has not been tested, but previously used), and double doors lead through to the dining room with a serving hatch to the kitchen.

The kitchen/breakfast room comprises a range of units, 4-burner gas hob, double oven, space and plumbing for dishwasher or washing machine, space for fridge/freezer, sink overlooking the rear garden, and door to garden.

Bedroom one is a large double bedroom with a built-in wardrobe, and enjoys an outlook over the front garden. Bedroom 2 is also a large double bedroom with sliding wardrobes, a built-in wardrobe, and overlooks the rear garden. The third double bedroom also overlooks the rear garden. There is family bath/shower room.

AGENTS' NOTE: The property has spray foam insulation installed, but, unusually, this is not in the roof rafters but rather in between the ceiling joists.



The front garden is laid to lawn with established shrubs, a paved area, and a driveway leads to an attached single garage which is single skinned (it is noted that upon inspection a surveyor has found potential subsidence to the rear, right hand corner of the garage). To the side of the garage, there is additional space for cars/boat/caravan etc.

The gardens alongside the property offer huge potential for development (subject to the necessary planning consents), with the plot being larger than expected with mature boundaries that currently occupy greater than necessary percentages of the plot.

As the gardens wraparound the property you have the ability to find sun throughout the day. The gardens are laid to lawn with a range of bushes, shrubs and trees. The most notable of these gardens is a south facing area of lawn which currently sits to the left hand side of the bungalow. The bungalow would benefit from the installation of patio doors from the dining room out to a sun terrace.

LOCATION:

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:

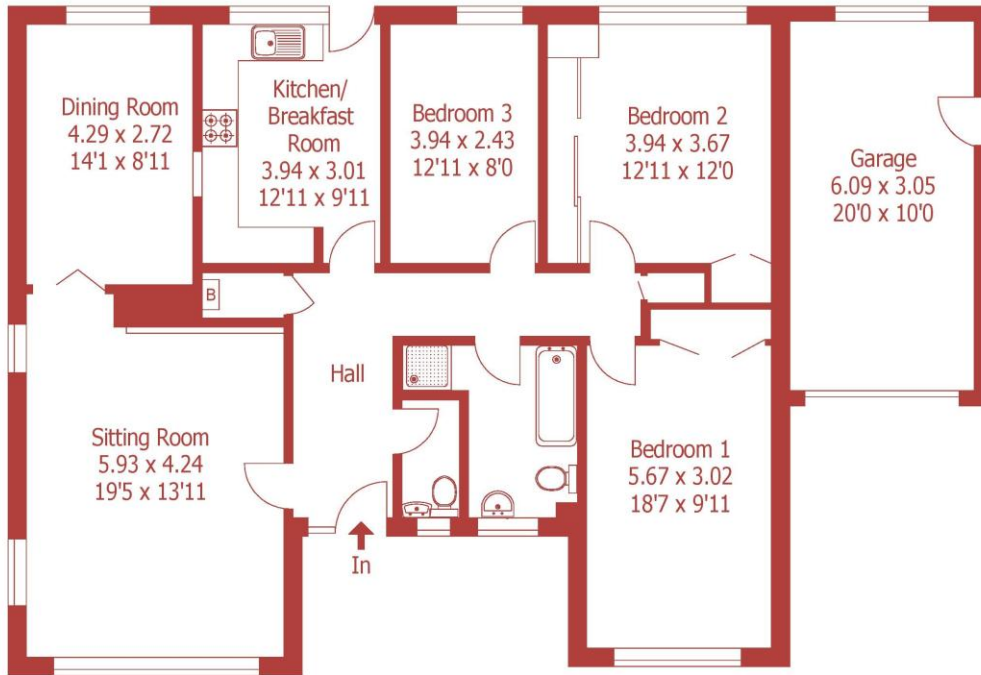
Band E

DIRECTIONS:

From Wimborne town centre, proceed along Hanham Road. At the second roundabout, turn into Allenvie Road, with Wimborne Fire Station on the right. Proceed to the far end of Allenvie Road, and turn right into Lacy Drive. Take the first turning left into Venator Place, and the property can be found at the head of the first cul-de-sac on the left.



Approximate Gross Internal Area :- 137 sq mt / 1470 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		84
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(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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