



18 RIVER CLOSE, WIMBORNE, DORSET, BH21 1DN

**ASKING PRICE: £600,000 FREEHOLD**

**A PARTICULARLY SPACIOUS 3 DOUBLE BEDROOM DETACHED BUNGALOW, FOR SALE WITH NO FORWARD CHAIN, IN A SPECIAL LOCATION OVERLOOKING THE RIVER ALLEN AND THE PLAYING FIELDS OF ALLENBOURN SCHOOL, AT THE HEAD OF A SOUGHT AFTER CUL-DE-SAC CLOSE TO WIMBORNE TOWN CENTRE.**

**SUMMARY:**

Built by Harry J Palmer (Broadstone) Ltd and occupied by our clients since new, the property offers a beautiful garden and a picturesque setting at the edge of the town centre. It is one of only 7 bungalows in the cul-de-sac which face the river.

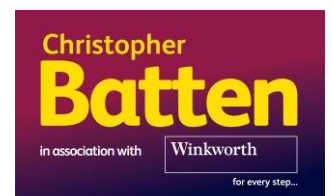
**DIRECTIONS:**

From Wimborne, proceed down Allenvue Road (with Wimborne Fire Station on the corner). Take the fourth turning on the left into River Close. At the T-junction, turn right, and number 18 is on the right hand side.

**AT A GLANCE**

- NO FORWARD CHAIN
- 3 double bedrooms
- Sought after cul-de-sac close to the town centre
- River views
- Beautiful garden

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## DESCRIPTION:

An open-fronted, paved porch leads to a reception hall with loft access, an airing cupboard and 2 built-in double coat cupboards. The dual aspect living room has a large picture window to the front, 2 windows to the side, and a marble and timber fireplace (with inset gas fire.) A walkway leads into a dining room, which in turn gives access to the kitchen/breakfast room, also at the front. It has a sink, units, work surfaces and built-in appliances.

Bedroom 1 has a built-in double wardrobe and a wash basin, and bedroom 2 has a fitted wardrobe. Bedroom 3 has a door to the rear garden. There is a bathroom (with shower bath, wash basin and WC) and an adjacent cloakroom (with WC and wash basin.)

A gravel driveway provides off road parking and leads to a detached garage with up-and-over door and personnel door. The open plan front garden is laid to lawn with well stocked borders. There is access on both sides of the property to the private, enclosed rear garden, which is an outstanding feature of the property. It includes a lawn, and borders including conifers, laurel, roses and other shrubs, and is not overlooked.



Agents' Note: A surveyor has noted excessive spring (deflection) in the timber floors in the lounge and kitchen, along with minor cracking in various rooms (to the front of the property only.) Various solutions are available, but all potential buyers must make their own inspections in order to satisfy themselves.

### LOCATION:

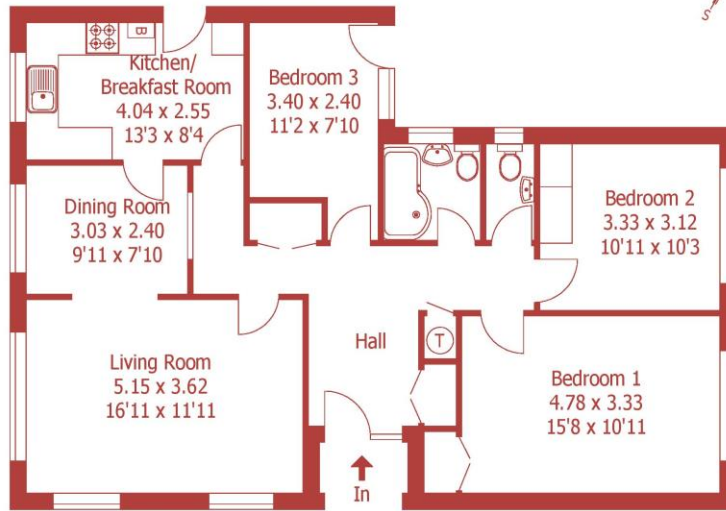
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools 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



Approximate Gross Internal Area :- 99 sq m / 1061 sq ft  
 Garage Approximate Gross Internal Area :- 17 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 |                         | 77        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 51                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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