



Estate Agents



Auctioneers

**Branders Lane, Wick, Bournemouth, Dorset,
BH6 4LL**

£535,000

Two Bedroom Extended Detached Bungalow
Porch | Hallway | Two Double Bedrooms | Bathroom & Separate W/C
26' Reception Room | 22' Kitchen/Diner | UPVC Conservatory
Detached Garage & Driveway | Secluded Rear Garden | No Chain

A rare opportunity to purchase a two bedroom extended detached bungalow situated in the heart of Wick just 200 yards from picturesque walks along the River Stour, Wick Ferry across the river to Christchurch town centre and a short walk to Hengistbury Head. The smaller village of Tuckton is within 1/2 mile, with its array of local shops. The property is well presented, with spacious rooms sizes and benefits from UPVC double glazing, gas central heating, 26' reception room with a UPVC conservatory and a 22' kitchen/diner. Viewing is recommended.

Enter via the porch into the hallway. To the front aspect there are two large double bedrooms both with bay windows. There is a family shower room with basin and w/c, plus an additional cloakroom. To the rear is the impressive 26' rear reception room with feature fireplace and sliding patio doors leading to the conservatory which overlooks the rear garden. The kitchen/diner has an extensive range of wall and base units with contrasting worksurfaces over with built-in oven and hob, fridge freezer and dishwasher. Good size loft with potential to extend (STPP).

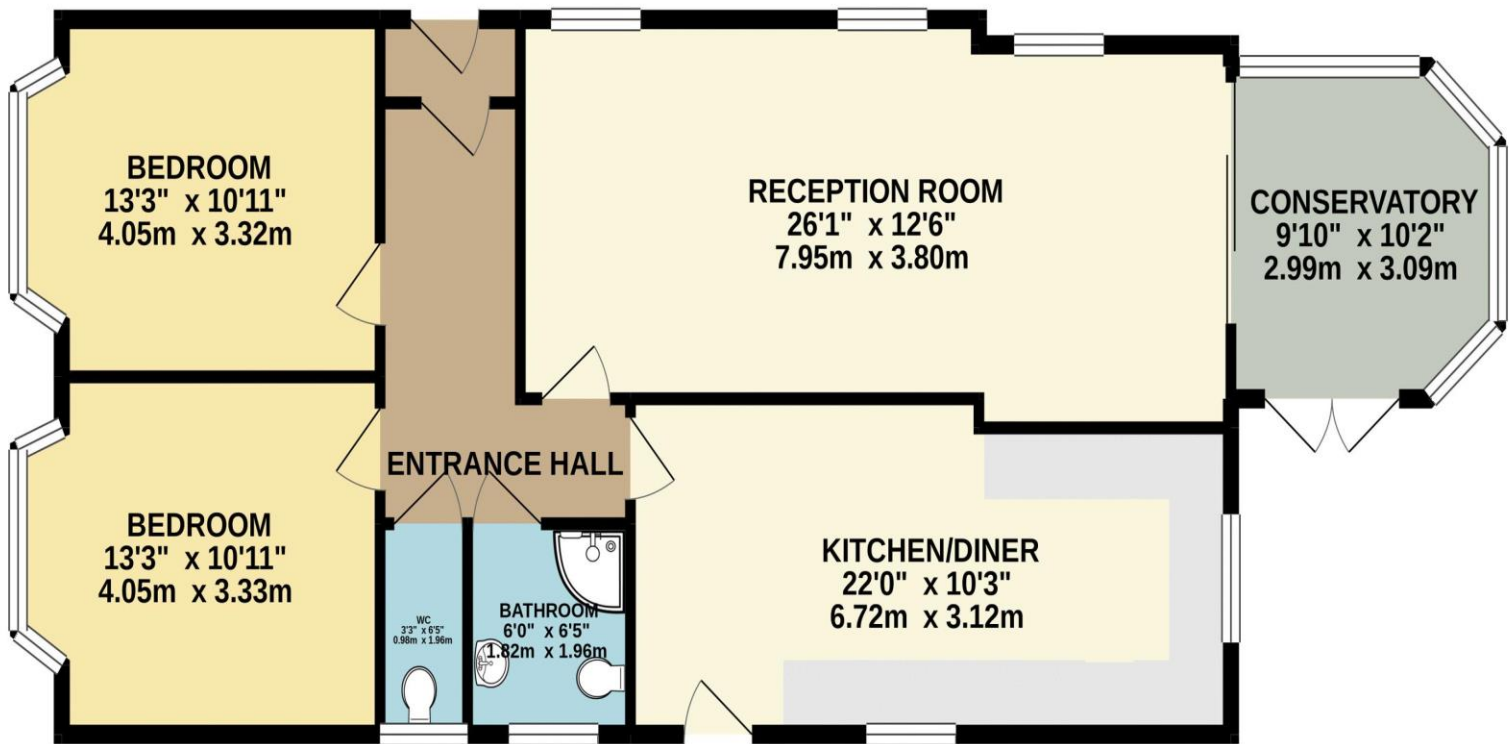
Outside, there is a driveway for 2/3 cars and a detached garage. The rear garden extends to approx. 40' in length with patio and lawn area with a secluded easterly aspect. No Chain.

Council Tax Band: E

EPC Rating: Band D



GROUND FLOOR
1044 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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a Richard Godsell, 3 Southbourne Grove, BH6 3RE

t 01202 424214

e southbourne@richardgodsell.com

w richardgodsell.com

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