

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



THE OLD MARKET VILLAGE

WIMBORNE, BH21 1WW



GUIDE PRICE £550,000

- NEW BUILD
- CLOSE TO DORSET COUNTRYSIDE
- OVER 65'S
- HIGH SPECIFICATION
- QUALITY FIXTURES & FITTINGS
- FANTASTIC FACILITIES
- STYLE & COMFORT
- FANTASTIC COMMUNAL AREAS
- ON-SITE BISTRO
- WELL MAINTAINED LANDSCAPED GARDENS

This bungalow is an east facing, three bedroom chalet bungalow, with a private patio. Located on the ground floor is a spacious bedroom, and an open plan living area which boasts a fully-fitted kitchen. In addition, there is an ensuite, complete with chrome towel radiator and chrome lever mixer taps. The first floor features two bedrooms, a shower room, and a large store cupboard.

Energy Performance Rating TBC

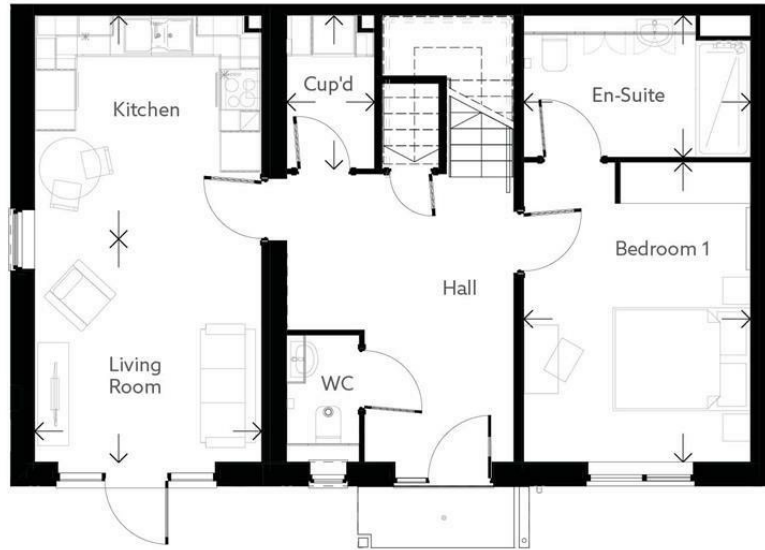
Council Tax Band - New Build Rating Not Yet Available







04
 1207 SQFT
 112 SQM



Living (Max)	10' 8" x 10' 10"	3260mm x 3310mm
Kitchen (Max)	10' 8" x 10' 10"	3260mm x 3310mm
Bedroom One (Max)	14' 4" x 10' 10"	4370mm x 3310mm
En-Suite (Max)	7' 1" x 10' 8"	2150mm x 3260mm
Bedroom Two (Max)	13' 3" x 10' 10"	4000mm x 3310mm
Bedroom Three (Max)	10' 1" x 10' 10"	3100mm x 3310mm
Shower (Max)	6' 9" x 10' 10"	2070mm x 3310mm
Utility (Max)	7' 4" x 4' 2"	2240mm x 1280mm

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Local expertise with powerful national marketing



Ferndown, Dorset BH22 9AU

01202 855595

www.edwardstates.co.uk