



HIVE



4 ULLSWATER ROAD
WIMBORNE
BH21 1QT



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Agent's introduction

Charming bungalow in sought-after Merley, set on a generous plot with driveway and detached garage. Requiring extensive modernisation, it offers excellent potential to update, remodel or extend (STPP). Bright triple-aspect living space, two double bedrooms, and rear garden, all within a mile of Wimborne town centre.



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Property highlights

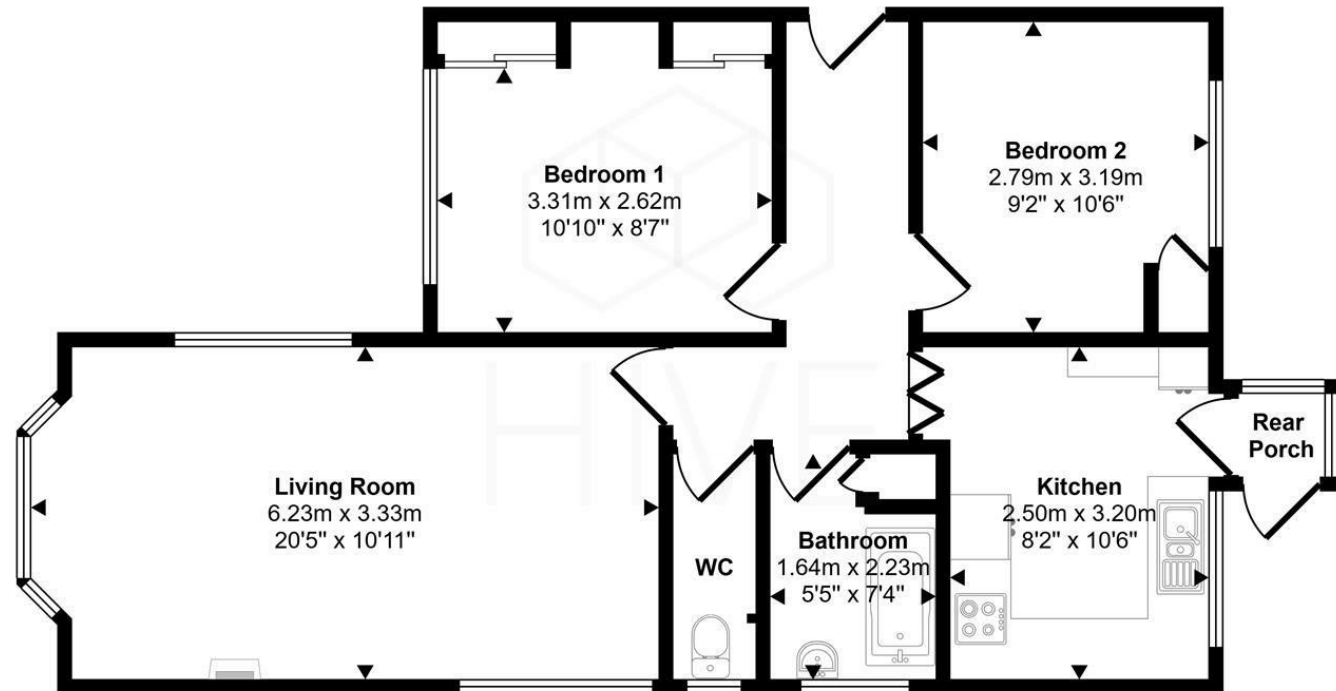
- Sought-after Merley location close to riverside walks
- Generous plot with long private driveway to an detached garage
- Exciting potential to update, remodel or extend (STPP)
- Bright triple-aspect lounge/dining room
- Kitchen overlooking rear garden
- Two small double bedrooms
- Bathroom plus separate cloakroom
- In need of extensive modernisation throughout
- MUST BE SOLD -OFFERS INVITED!



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Floor plan and EPC

Approx Gross Internal Area
64 sq m / 685 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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