



Wimborne Road, Poole BH15 2EL

* No Forward Chain * Occupying a convenient location close to local schools, amenities, excellent public transport and Oakdale Park lies this two double bedroom detached bungalow.

EPC: TBC Council Tax Band: C Price Guide: £300,000-£315,000 F'hold  **2**  **2**  **1**





Key Features

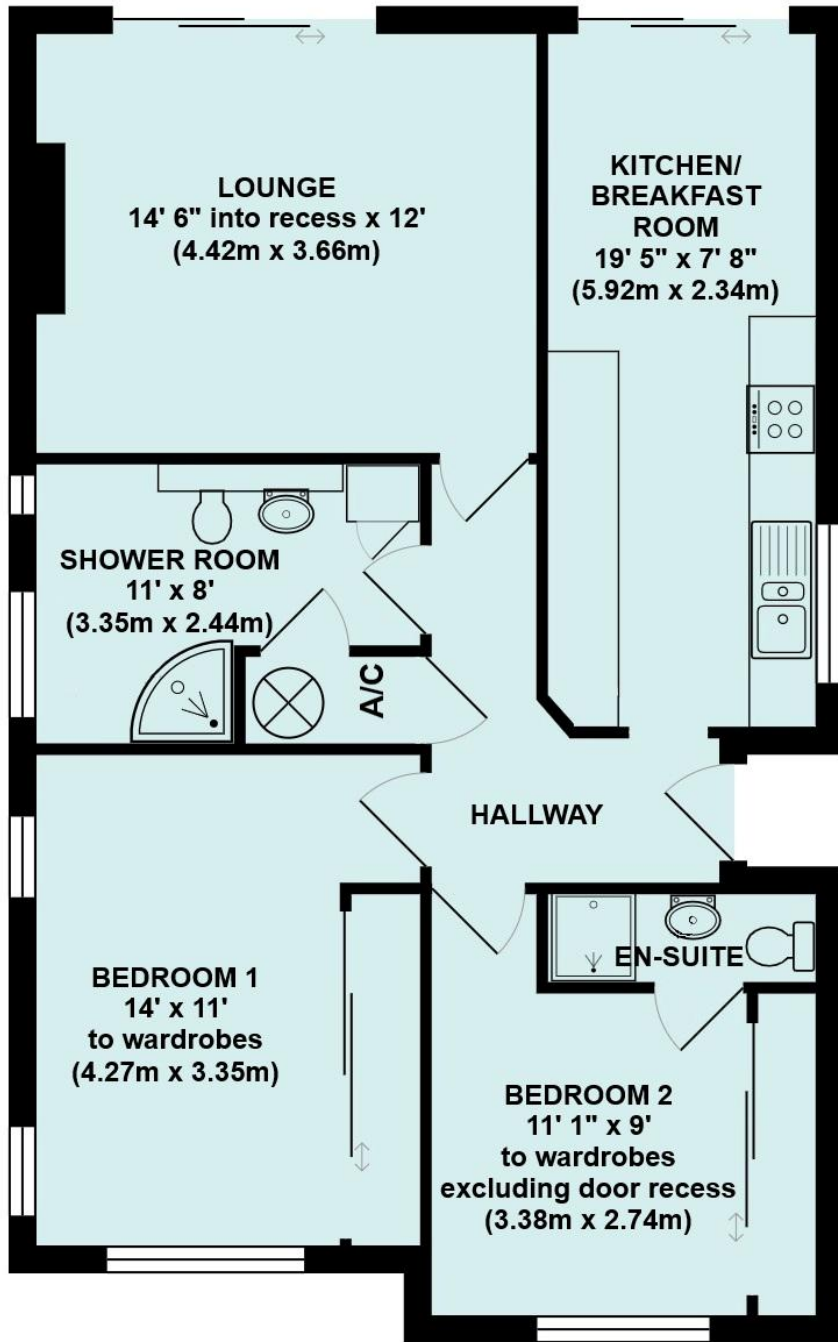
- DETACHED BUNGALOW
- ENTRANCE HALLWAY
- LOUNGE LEADING TO THE PATIO/REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS (EN-SUITE SHOWER ROOM TO BEDROOM TWO)
- SPACIOUS FOUR PIECE FAMILY SHOWER ROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- AMPLE OFF-ROAD PARKING & GARAGE (CURRENTLY STORAGE ONLY)
- CLOSE TO LOCAL SCHOOLS, AMENITIES & EXCELLENT BUS SERVICES

The Property

Upon entering you are greeted by a good size L-shaped entrance hallway. To the rear a cosy lounge provides a tranquil retreat while a sliding patio door opens seamlessly onto the rear garden, perfect for summer entertaining and easy indoor-outdoor living. There is a great size accessible kitchen/breakfast room with ample storage units and draws, a side aspect window letting in lots of natural light, tiled floor and integrated eye-level oven and grill. To the rear of the kitchen/breakfast room there's ample room for a table and chairs, making it ideal for relaxed morning coffees or gathering with friends and family, next to a further sliding patio door leading out to the garden.

The two double bedrooms are a generous size both with plantation shutters, fitted wardrobes and an en-suite shower room to bedroom two. An impressive size four-

piece shower room then completes the accommodation. The outside has a tarmac driveway providing ample off-road parking or space for a boat/motorhome. The rear garden is set out with minimal maintenance in mind with a large patio suitable for outside dining/garden furniture. There is a small area laid to lawn in one corner and there is a shed with a garage next to it, which has been partitioned off two create two separate areas with double glazed doors to the front. The bungalow lies within a popular and convenient location with local amenities and schools close by as well as excellent bus services. There is a play park and green a short walk away, which is excellent for dog walking and the centre of town is approximately one mile away.



Total Area: 70.5 m² ... 759 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-90)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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