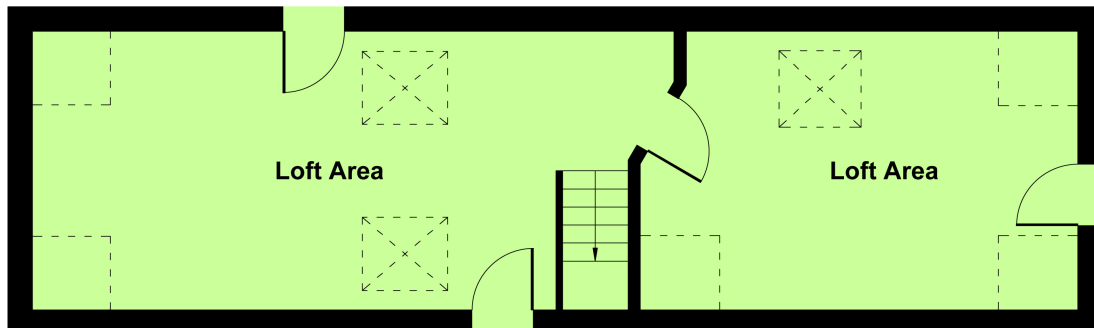


63 Wimborne Road West
Wimborne BH21 2DQ

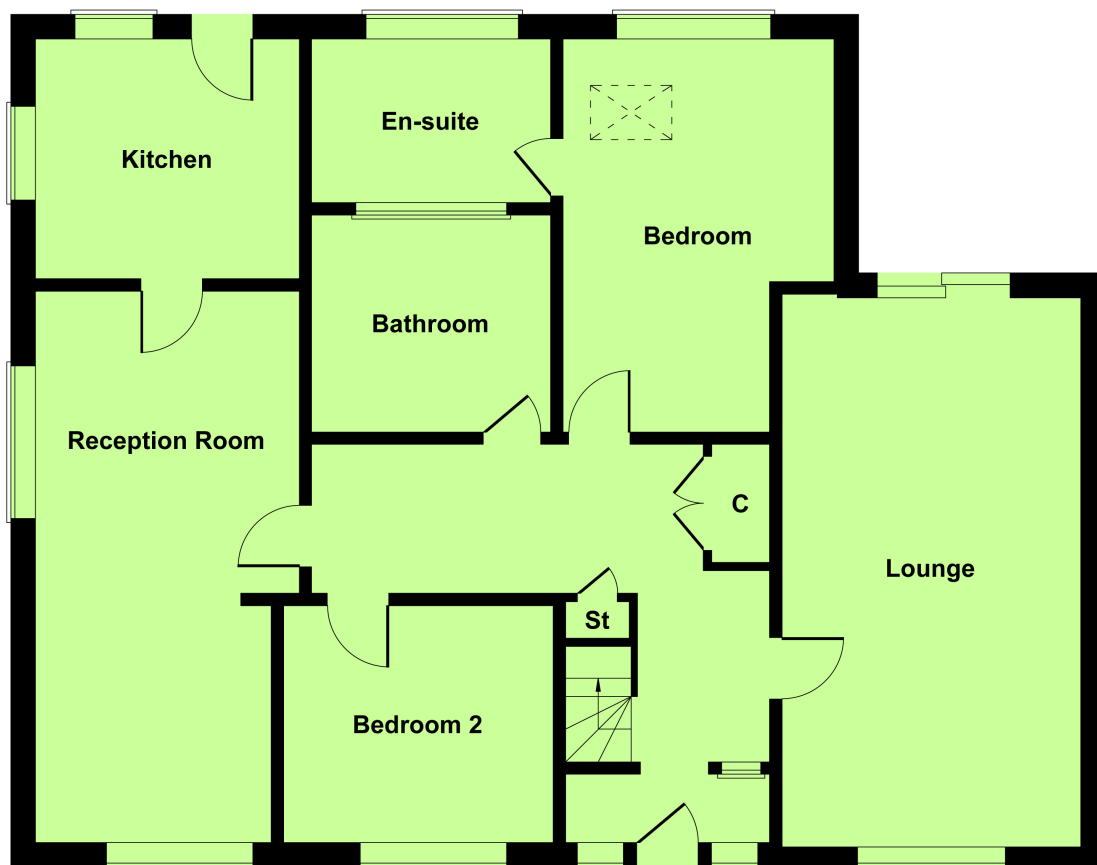
Price **£425,000** Freehold



A TWO BEDROOM DETACHED BUNGALOW
SITUATED IN A CONVENIENT LOCATION,
NOW IN NEED OF GENERAL UPDATING
THROUGHOUT. OFFERED TO THE OPEN
MARKET WITH NO FORWARD CHAIN.



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



- * **ENTRANCE HALL 14'3" x 3'3" (4.35m x 1.01m)**

- * **RECEPTION ROOM 20'5" x 10'10" (6.24m x 3.07m)**
 - * **KITCHEN 10'7" x 9'7" (3.26m x 2.95m)**

 - * **LOUNGE 22'2" x 12' (6.76m x 3.65m)**

- * **BEDROOM ONE 15'9" x 10'10" (4.84m x 3.07m)**

- * **EN SUITE BATHROOM 9'7" x 6'7" (2.95m x 2.04m)**

- * **BEDROOM TWO 10'10" x 9'6" (3.07m x 2.92m)**

- * **FAMILY BATHROOM 8'6" x 6'11" (2.62m x 1.86m)**
 - * **STAIRS RISING TO FIRST FLOOR**

- * **LOFT AREA ONE 17'8" x 11'2" (5.42m x 3.41m)**

- * **LOFT AREA TWO 12' x 10' (3.65m x 3.04m)**
 - * **FRONT AND REAR GARDENS**

 - * **DRIVEWAY PARKING**

 - * **MAJORITY DOUBLE GLAZED**

 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A double glazed frosted front door with feature arch leads through to the porch which in turn leads into the entrance hallway which has stairs rising to both loft areas, airing cupboard with double opening doors and understairs storage cupboard. The reception room has windows to side and front aspect. The kitchen has window and door to rear, further window to side, wall mounted boiler, range of wall and floor mounted cupboards, roll top work surfaces, single sink with drainer and mixer tap and space for oven. The lounge has window to front aspect, sliding patio doors leading to the rear garden and central fireplace with electric fire, tiled hearth and surround and ornate wooden mantel.

Bedroom one has window to rear aspect and benefits from an en suite bathroom which has frosted window to rear aspect, pedestal wash hand basin with hot and cold tap, low level flush WC, bath with mixer tap and part tiled walls. Bedroom two has window to front aspect. The family bathroom has frosted window, part tiled walls, shower cubicle, low level flush WC, wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower attachment over.

Stairs from the entrance hall lead directly into loft area one which has Velux windows to front and side aspects and access into eaves storage. Loft area two has Velux window to rear aspect and access to eaves storage.

To the front of the property is an area laid to lawn and a driveway providing off road parking for a number of vehicles. The secluded rear garden is predominantly laid to lawn with timber fence and mature shrub borders. Land to the rear of the property can be purchased by separate negotiation.





DIRECTIONS:

From Wimborne Centre proceed along Leigh Road which in turn leads into Wimborne Road West and after approximately one mile the property will be found on the left hand side just before Canford Bottom roundabout.

COUNCIL TAX: Band D Dorset Council (East Dorset)

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1937