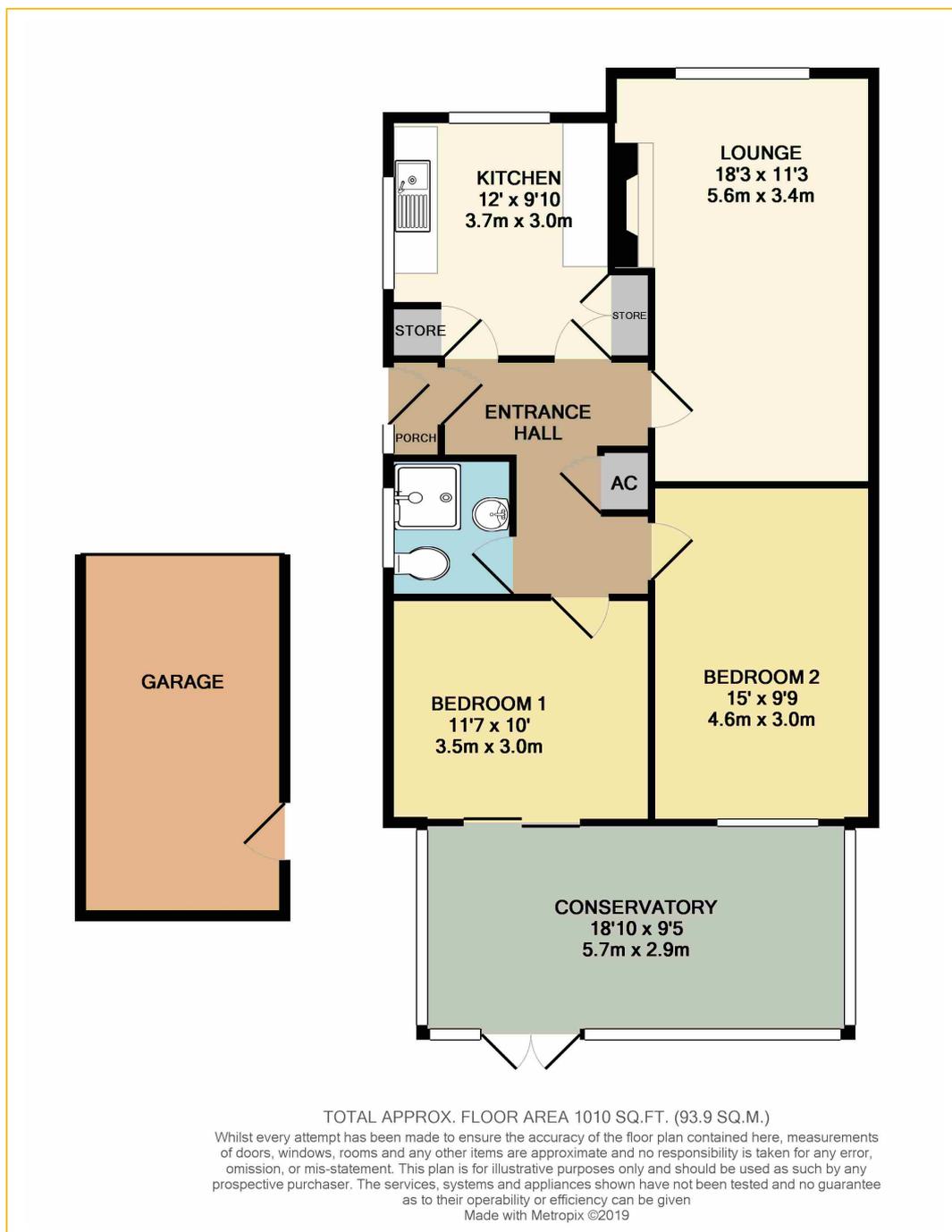


3 Hillside Road
Wool BH20 6DY

Price **£325,000** Freehold



A TWO DOUBLE BEDROOM DETACHED BUNGALOW
SITUATED IN A POPULAR LOCATION BENEFITTING
FROM CONSERVATORY AND NO FORWARD CHAIN.



- * ENTRANCE HALLWAY 10'5" MAXIMUM X 9'3" MAXIMUM (3.22m x 2.82m)**

- * LOUNGE/DINING ROOM 18'2" X 11'2" (5.56m x 3.42m)**
 - * KITCHEN 11'9" X 9'8" (3.65m x 2.96m)**

 - * BEDROOM ONE 14'9" X 9'7" (4.56m x 2.98m)**

 - * BEDROOM TWO 12'1" x 11'6" (3.68m x 3.53m)**

 - * SHOWER ROOM 6'1" X 5'4" (1.85m x 1.64m)**

 - * CONSERVATORY 18'8" X 9'3" (5.74m x 2.83m)**

- * FRONT AND REAR GARDENS**

- * DRIVEWAY PARKING**

- * DETACHED GARAGE**

- * GAS FIRED CENTRAL HEATING**
 - * DOUBLE GLAZING**

 - * VILLAGE LOCATION**

 - * NO FORWARD CHAIN**







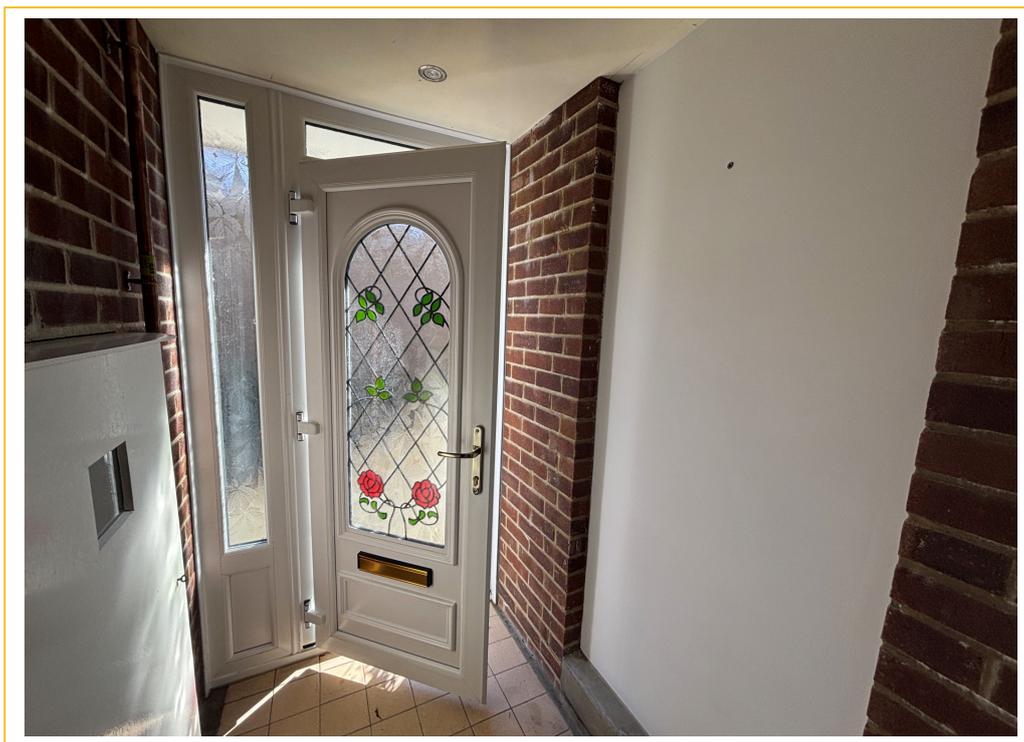
ABOUT THIS PROPERTY

Hillside Road is an established and popular residential address set within the popular Dorset village of Wool, near Wareham. This attractive detached bungalow affords well planned and proportioned accommodation which includes two double bedrooms serviced by a wet room. The principal reception room is located at the front of the property, its focal point being a modern fireplace surround with integrated contemporary electric fire. Adjacent to the lounge/diner is the kitchen/breakfast room also positioned at the front comprehensively fitted and enjoying dual aspect with windows to both front and side elevations.

The accommodation has been enhanced by the addition of a large all year round conservatory with power, light and radiator heating, this area of the property provides direct garden access and a pleasant elevated aspect of the adjoining gardens. The bungalow is approached via a single width driveway providing off street parking for several vehicles in turn leading to the detached garage. The rear gardens are a particular feature of this home overlooked by the conservatory and affording a high degree of privacy and seclusion. Access to the garden can be found by a side pathway from the front and internally via double doors from the conservatory.

Hillside Road is an established residential address in the pretty Dorset village of Wool which is positioned on the River Frome roughly half way between Dorchester and Wareham. The village boasts all the independent amenities that were once associated with every English countryside town or village. From butchers, grocers and Post Office to two highly rated Primary Schools. Unusually for a semi-rural town, Wool is still serviced by a mainline train station which affords direct links to London and the home counties.





DIRECTIONS:

From Broadstone head southwest on the Broadstone Way to join the A350. Follow the A350 and then take the A351 towards Wareham. Take the A352 (Wareham Road) and follow the signs to Wool. On arrival in Wool turn onto Collier's Lane, then follow Lower Hillside Road to reach Hillside Road.

COUNCIL TAX: Band D Dorset Council

ENERGY EFFICIENCY RATING: Band E

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: R2065