



Colborne Avenue, Wimborne, Dorset, BH21 2PZ



Price Guide £475,000 Freehold

A well maintained and presented 3 double bedroom detached bungalow, with a private south facing rear garden, situated in a quiet established residential area, offered for sale with vacant possession. The property has undergone a programme of refurbishment including a re-designed bathroom with Amtico flooring and restoration of the original parquet floors. It benefits from gas central heating, a replacement UPVC double glazed back door, a long driveway providing ample off road parking and a detached garage. Subject to planning consent, the bungalow offers scope for extension and re-modelling to create additional accommodation.

Colborne Avenue enjoys access to delightful country walks around ByTheWay and Leigh Common, in addition to a number of footpaths and bridleways leading to Colehill village and the Cannon Hill Plantation. Wimborne town centre, just over a mile away, offers a wide range of amenities and bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

There is a spacious reception hall with recessed lighting, parquet flooring and access via retractable ladder to a part boarded loft with a fitted light and a Worcester Bosch gas combination boiler (installed in 2015). The dual aspect sitting room has a tiled fireplace and parquet flooring. The kitchen features modern units and worktops, space for upright fridge/freezer, plumbing for washing machine, integrated Indesit electric hob, cooker hood above, electric oven, shelved larder cupboard, and UPVC double glazed door to the rear garden. All 3 bedrooms have parquet flooring, and there is a modern bathroom (refitted in 2016) comprising shower bath (with shower and screen over), wash basin, cupboards and drawers, shaving socket, concealed cistern WC, fully tiled walls, Amtico flooring, robe hook and towel radiator.

The front boundary wall has been replaced in recent years. A block paved driveway runs alongside the bungalow where there are wrought iron gates and a detached garage (with up-and-over door, pitched roof, power points, lighting and personal side door). There is also a gravelled parking area, a shaped lawn, shrub borders, and access at either side of the property for ease of maintenance. The south facing rear garden offers privacy and has a paved patio, a large lawn, flower and shrub borders, and a timber shed.

Directions: From Wimborne, proceed along Leigh Road, which becomes Wimborne Road West. As you leave the town, turn left into Northleigh Lane and proceed over the former railway bridge. Turn right into Leigh Lane and take the second turning on the left into The Vineries. Turn right into Colborne Avenue, and the property can be found on the right hand side.

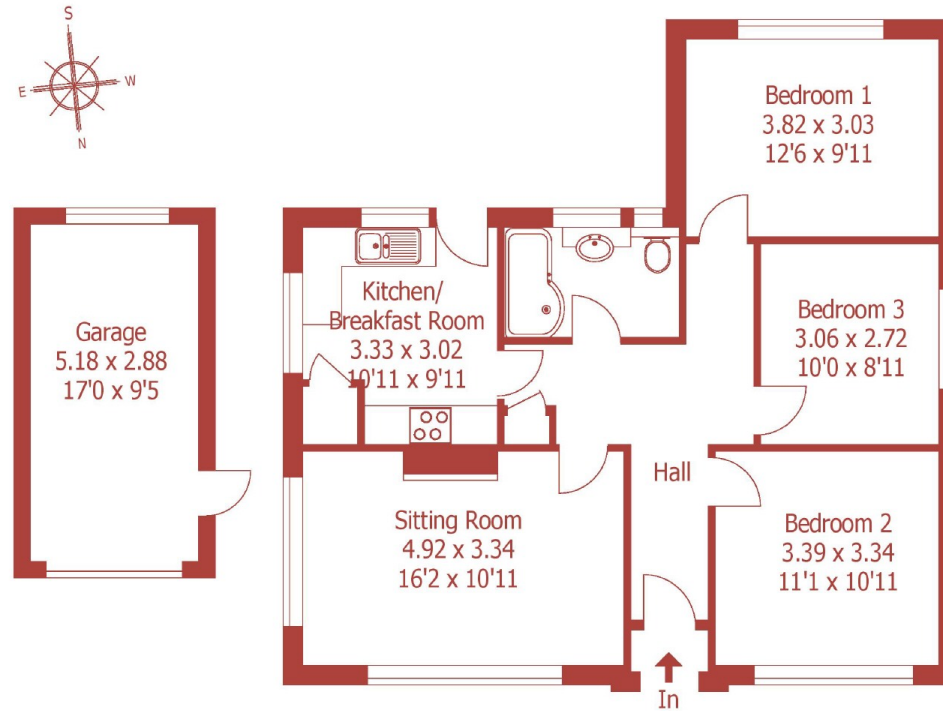
Council Tax Band: D

EPC Rating: E

Viewing: By prior arrangement through **CHRISTOPHER BATTEN**



Approximate Gross Internal Area :- 77 sq m / 834 sq ft
Garage Approximate Gross Internal Area :- 15 sq m / 161 sq ft



For identification purposes only, not to scale, do not scale
Drawn using existing drawings and dimensions



'CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The agents have 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. The buyer is advised to obtain verification from his or her solicitor. References to the tenure of the property are based on information supplied by the vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from his or her solicitor. Applicants are advised to check the availability of a property before travelling any distance to view.

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