



Layard Drive, Wimborne, Dorset



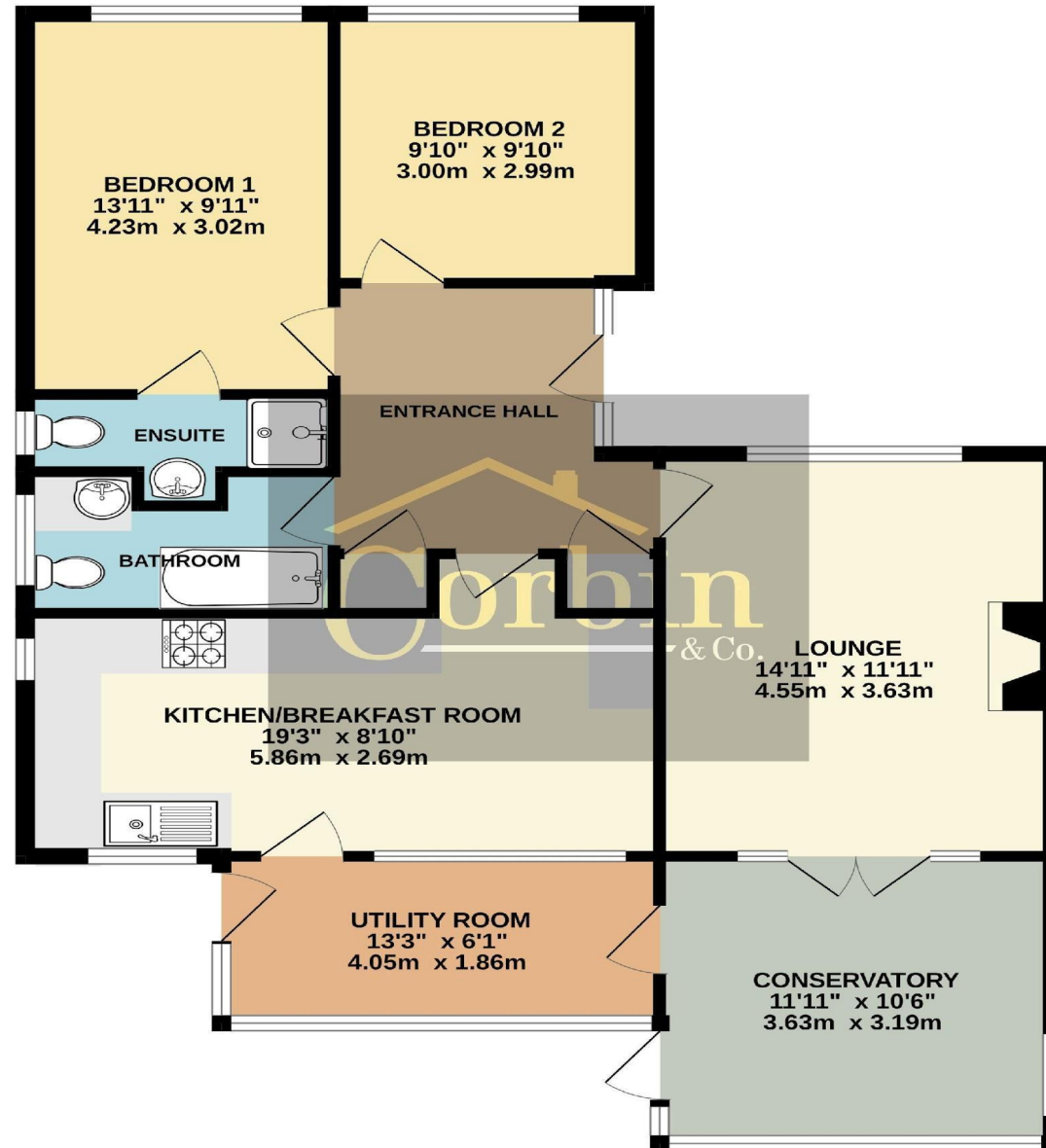
## Layard Drive, Wimborne, Dorset

### Asking Price: £460,000

Corbin & Co are delighted to offer for sale this spacious two double bedroom detached bungalow in need of some modernisation, with a private, westerly facing rear garden, off road parking and twin garage, on a quiet residential road in BH21, for sale with NO FORWARD CHAIN. The spacious accommodation has scope for further improvement and benefits from gas central heating and double glazing. Merley is a popular residential area with shops, a doctors' surgery and a First School. Bus services run to the market town of Wimborne Minster, about 1.5 miles away, which offers excellent facilities. Bournemouth & Poole Town Centres are , about 6 miles away, which has a mainline rail link to London Waterloo. Entering into the property there is a large, square reception hall with airing cupboard, and coat cupboard. The dual aspect living/dining room has a feature fireplace and a uPVC double glazed window to the front aspect and uPVC double glazed windows and French doors leading through to the conservatory which overlooks the rear garden. The kitchen/breakfast room has a range of matching base and wall units, ample worktops, integrated double oven, four ring gas hob with concealed cooker hood over, fridge/freezer and space for a full size dishwasher. uPVC double glazed windows look out to the side and rear aspect with a uPVC double glazed door opening into the utility room. There is space and plumbing for a washing machine & tumble dryer. uPVC double glazed windows look out to the rear and side with a door opening onto the garden, a further door leads into the conservatory. There are two good sized double bedrooms to the front aspect, the main bedroom has a range of fitted bedroom furniture and a en suite shower room. A family bathroom completes the internal accommodation. A driveway running along the side of the property provides ample off road parking for a number of vehicles and leads to detached twin garages with up-and-over doors. The open plan front garden is laid to shingle and a side access leads to the rear garden where there is a paved patio, shingle, and flower and shrub borders. To book an appointment to view please call us on 01202 519761.

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GROUND FLOOR  
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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