



2A, BRIAR WAY, COLEHILL, WIMBORNE, DORSET, BH21 2LB

PRICE GUIDE: £350,000-£355,000 FREEHOLD

A WELL PRESENTED 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW ON A PRIME CORNER PLOT, WITH GARAGING AND OFF ROAD PARKING.

SUMMARY:

The property has rendered elevations, a concrete interlocking tiled roof, gas central heating and UPVC double glazing. It was completely refurbished and re-roofed in 2004, and the gas central heating boiler was replaced in 2022.

AT A GLANCE

- Marketed by Christopher Batten in association with Winkworth
- Spacious kitchen/dining room & lounge
- Modern shower room
- Garage & off road parking
- Prime corner plot



DESCRIPTION:

The front door opens into an entrance lobby. The modern kitchen/dining room has an excellent range of units, space and plumbing for washing machine, space for upright fridge-freezer, integrated gas hob, cooker hood, electric oven, and French doors to a rear patio.

The nicely proportioned lounge enjoys an open aspect, and a central hallway gives access to 2 double bedrooms and a fully tiled shower room with walk-in shower, wash basin, WC, towel radiator and skylight.

A wide driveway leads to an integral garage with up-and-over door, lighting, power points, loft access and wall mounted gas central heating boiler (fitted in 2022.) The lawned front garden is interspersed with shrubs and extends to the side of the property, where there is a second driveway. A side gate leads to a lawn, and to the rear of the bungalow there is a paved patio.

Council Tax: Band C



LOCATION:

The property is situated on a large, level corner plot in a popular residential area. One Stop and Spar shops are within walking distance, and the nearby petrol station houses a Greggs Bakery.

Colehill offers First and Middle Schools, and buses connect to Wimborne town centre, about 2 miles away, which offers a wide range of amenities. The coastal towns of Bournemouth and Poole, both of which are within 30 minutes' drive, have mainline rail links to London Waterloo.

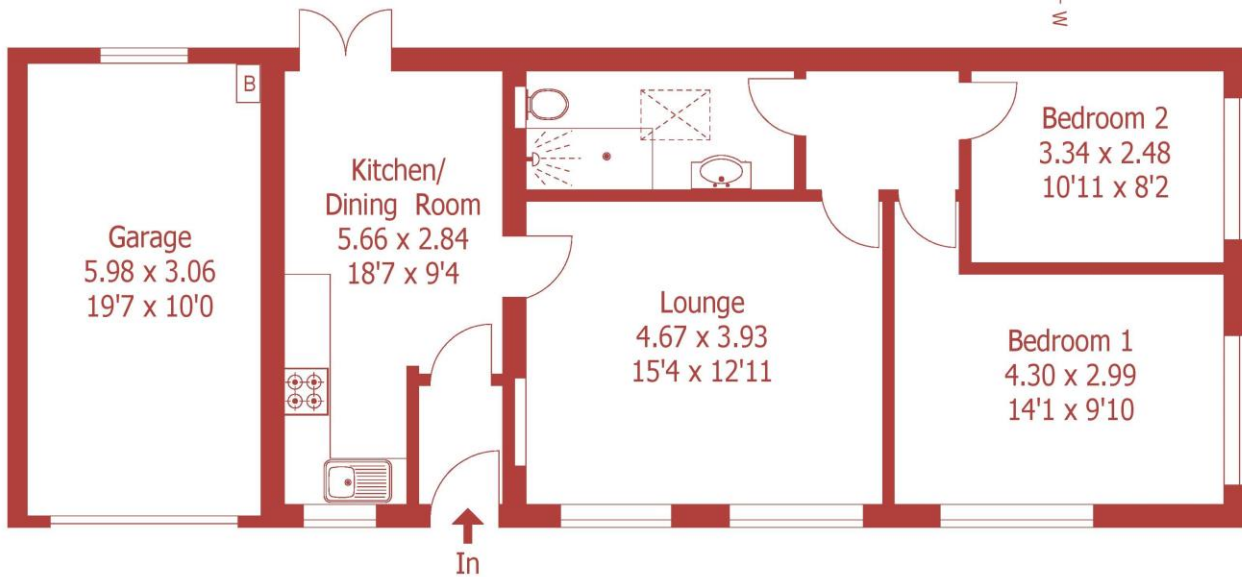
COUNCIL TAX: Band C

DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Just before the petrol station, turn left into Hayes Lane. Take the second turning on the right into Foxcroft Drive, and the second left into Briar Way. Number 2a is on the right hand side.



Approximate Gross Internal Area :- 89 sq m / 957 sq ft Inc Garage



For identification purposes only, not to scale, do not scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-100)	87
B (81-90)	
C (69-80)	
D (54-68)	
E (39-53)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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