



BRAMBLES, MARIANNE ROAD, COLEHILL, WIMBORNE, DORSET, BH21 2SQ
PRICE GUIDE: £375,000-£399,000 FREEHOLD

A 2 DOUBLE BEDROOM DETACHED BUNGALOW, STANDING ON A LARGE GARDEN PLOT WITH GREAT POTENTIAL FOR IMPROVEMENT AND EXTENSION, AND/OR POSSIBLE POTENTIAL FOR A SECOND SMALL BUNGALOW IN THE GARDEN, SUBJECT TO PLANNING CONSENT. THE 1930S BUNGALOW REQUIRES MODERNISATION AND REFURBISHMENT. THE PROPERTY IS APPROACHED BY A QUIET, PRIVATE, UNMADE GRAVEL LANE IN THE HEART OF COLEHILL, WITHIN AN EASY WALK OF LOCAL SHOPS, AND ABOUT 2.5 MILES FROM WIMBORNE TOWN CENTRE. NO FORWARD CHAIN.

SUMMARY:

Originally built in the 1930s, the property is of traditional construction with a plinth, colour-washed elevations and a hipped roof. It is connected to all mains services and has UPVC double glazed windows and doors throughout. Although the gas central heating boiler is in working order, we recommend that the boiler is serviced, and the heating system tested by a professional person.

AT A GLANCE

- NO FORWARD CHAIN
- Great potential, STPP
- Dual aspect living room
- Conservatory entrance
- Walking distance of local shops



DESCRIPTION:

The conservatory entrance has a double glazed door, 3 full height glazed sides, a polycarbonate roof and a double glazed door. From which, 2 steps lead up to the dual aspect living room which has a fireplace (presently sealed) and a box bay window. An inner hallway leads to bedroom 2, a smaller double room, and a bathroom (with bath, WC and wash basin.) Also from the inner hallway, there is bedroom 1 which has an airing cupboard containing the boiler and hot water cylinder, and 3 steps down to a dressing room, with a door to the rear of the property, and door to a shower room (with corner shower cubicle, wash basin, WC), and provision for a washing machine. At present, the kitchen (accessed off the living room) has a working sink, but no fitted units which allows for your own design of kitchen.

The property stands on a large garden plot. Wrought iron double gates lead from the private gravel road to a detached garage of timber and asbestos construction, and parking for 1 vehicle. Access can be gained on all sides of the bungalow, and the majority of the garden, which is enclosed by a high conifer and beech hedge, lies to the front and side.



It features a large, flat lawn, fruit trees, well stocked shrub borders and an arch-top entrance gate to the road. There is a concrete pathway to the garage and a small adjacent garden area, with a high hedge and close boarded fence to the rear of the garden.

LOCATION:

Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

COUNCIL TAX:

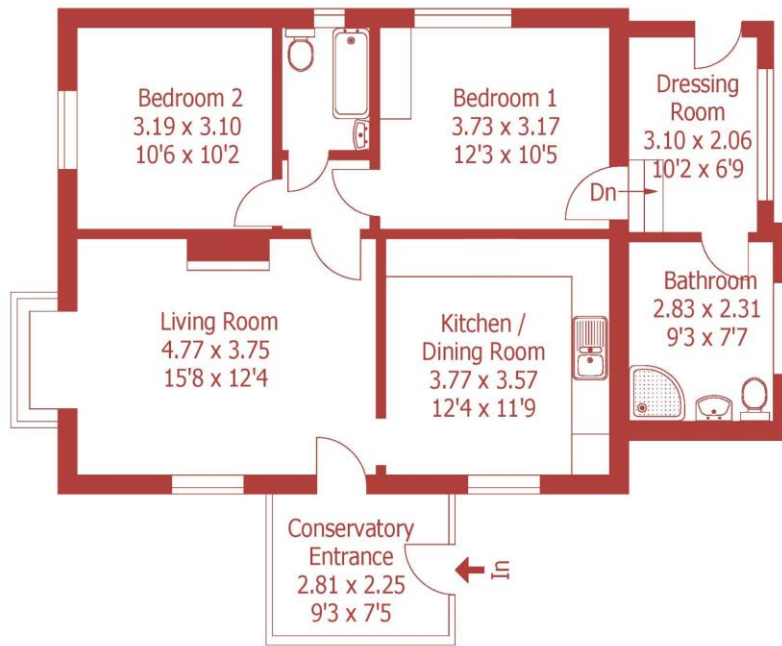
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DIRECTIONS:

From Wimborne town centre, proceed up Rowlands Hill and bear left at the roundabout. Continue up Rowlands Hill which then becomes Wimborne Road. At the T- junction opposite the Co-op/Post Office, turn right into Middlehill Road. On reaching the parade of shops on the right, turn left into Marianne Road.



Approximate Gross Internal Area :- 83 sq m / 897 sq ft



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			
(95+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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