



1 SUNNYBANK WAY, COLEHILL, WIMBORNE, DORSET, BH21 2HT

PRICE GUIDE: £400,000-£425,000 FREEHOLD

A 3 BEDROOM DETACHED BUNGALOW OFFERING SCOPE FOR IMPROVEMENT AND FOR SALE WITH NO FORWARD CHAIN, IN A SMALL RESIDENTIAL CUL-DE-SAC.

SUMMARY:

The bungalow is situated on a secluded corner plot which is screened by a neatly maintained established hedge. It benefits from a spacious conservatory, a number of tiled floors, gas central heating, a garage and ample off road parking.

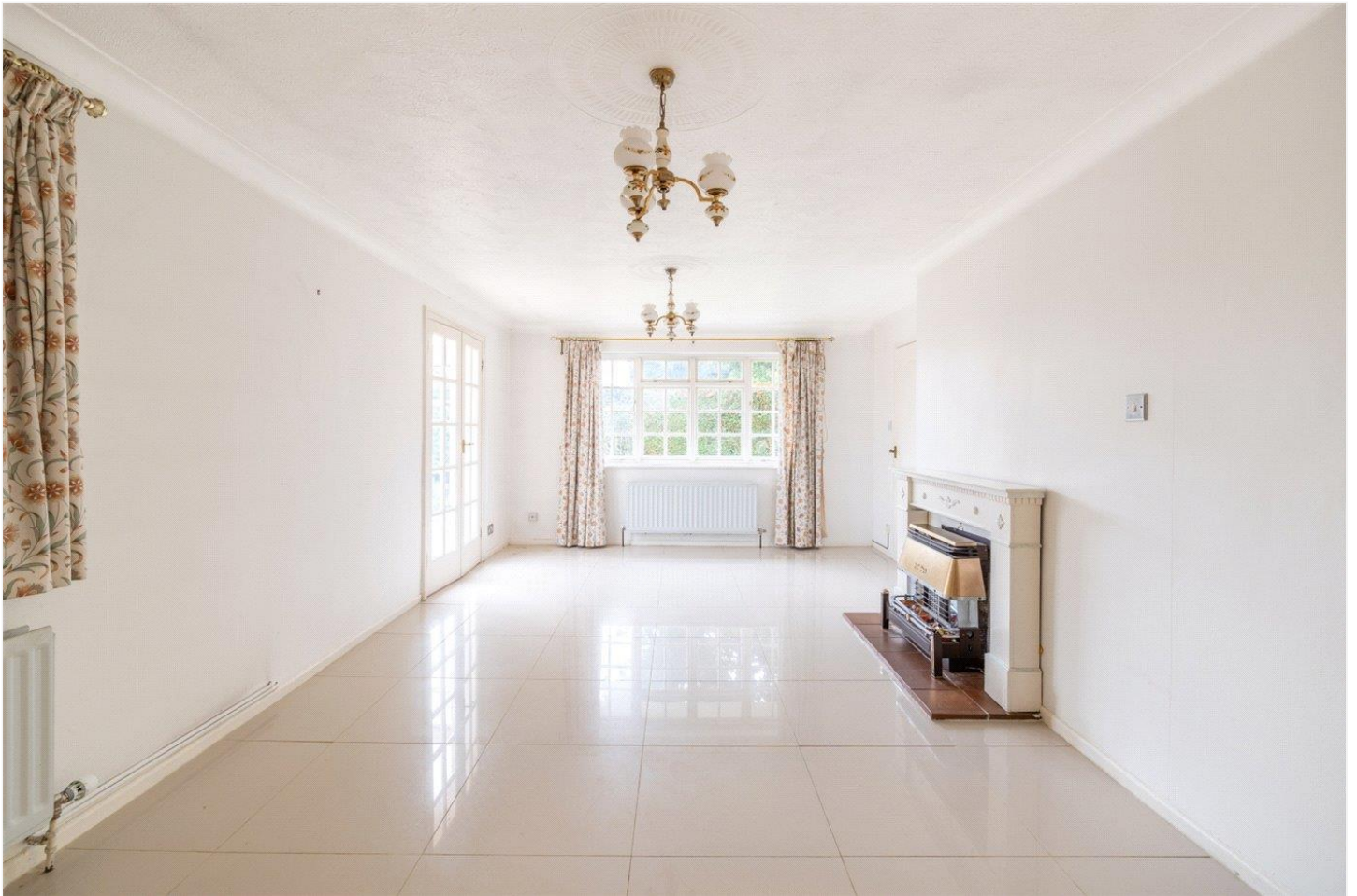


AT A GLANCE

- NO FORWARD CHAIN
- Garage & ample off road parking
- Spacious sitting/dining room
- Conservatory
- Secluded corner plot

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DESCRIPTION:

The reception hall has a tiled floor, a loft access, an airing cupboard and a laundry cupboard (with space and plumbing for washing machine.) The spacious sitting/dining room features a tiled floor, a fitted gas fire (not connected), and French doors to a conservatory (with tiled floor and door to the garden.)

The kitchen has units, worktops, Glow Worm gas boiler, space and plumbing for dishwasher, ceramic hob, extractor, electric double oven, integrated fridge, tiled floor and door to the rear garden.

There are 2 double bedrooms, one of which has mirror-fronted wardrobes, and a third bedroom. The fully tiled bathroom comprises, WC, bidet, wash basin and bath (with shower and screen over.)

Outside, a driveway provides ample off road parking and leads to an integral garage (with up-and-over door and rear door to the garden.) To the side of the garage, wrought iron gates lead to a further secure parking area. The predominantly lawned front garden is screened from the road by a neatly maintained, established hedge.



The garden extends to the side of the property where there is a paved patio and a greenhouse, and steps leading to a rear garden area with a lawn and a patio.

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.

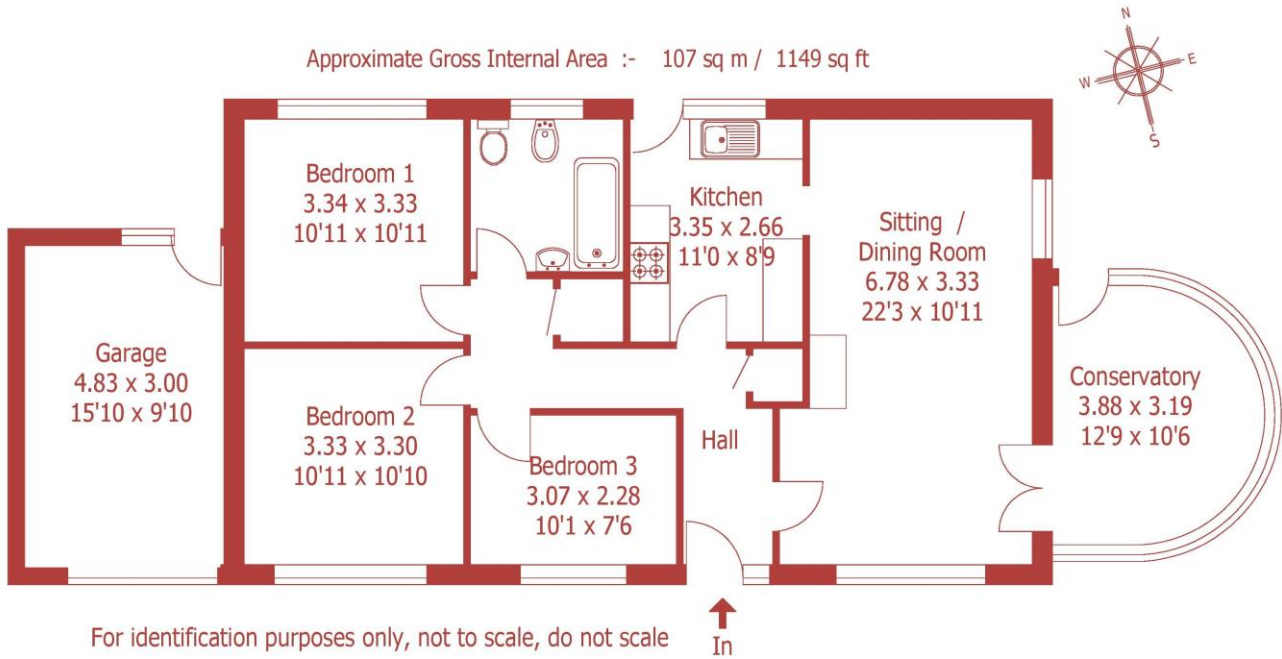
COUNCIL TAX: Band D

DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Just before the petrol station (on the left,) turn left into Hayes Lane. Take the fourth turning on the left into Jessopp Road and the first turning on the right into Sunnybank Road. Turn right into Sunnybank Way, and number 1 is the first bungalow on the left hand side.



Approximate Gross Internal Area :- 107 sq m / 1149 sq ft



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

Drawn using existing drawings and dimensions



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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(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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