



66 Dales Drive, Wimborne, BH21 2JT

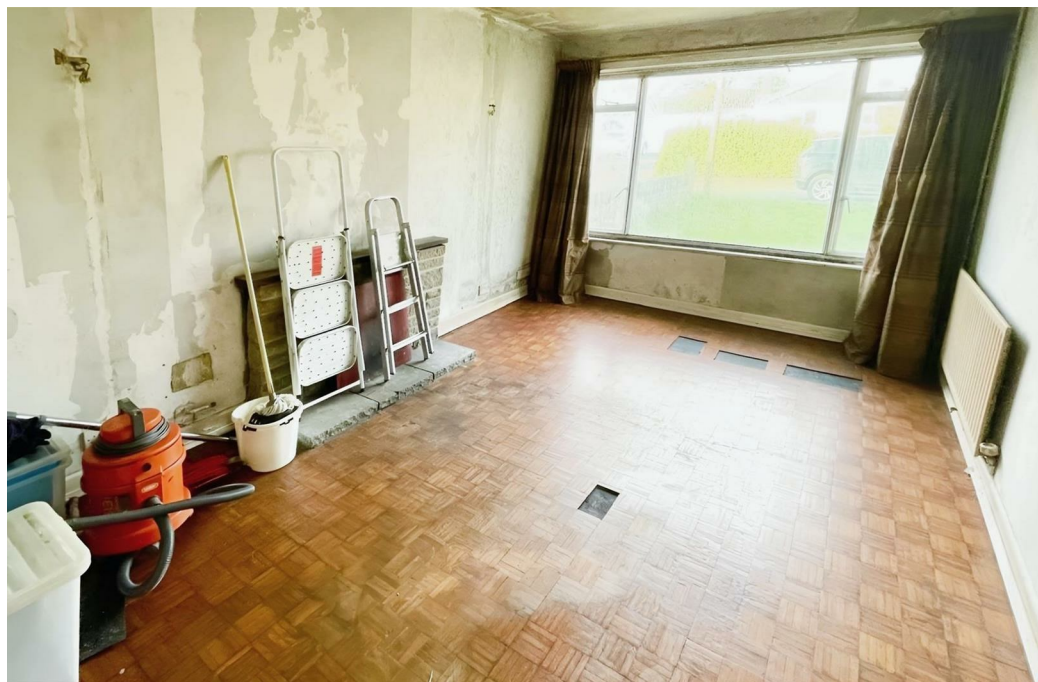
£350,000

- Popular Location
- Driveway and Garage
- Ideal for Extention (stpp)
- Detached Bungalow
- Complete Refurbishment Required
- No Forward Chain
- Large Rear Secluded Garden
- Great Potential
- Two Double Bedrooms

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Nicholas Humphreys are pleased to offer this detached two double bedroom bungalow that requires complete refurbishment throughout. Offering great potential the property is set on a large mature plot with a Southerly rear garden that would also be perfect to add to a substantial rear extension (STPP). A great opportunity to create wonderful home, tailored to any buyers specifications.

 2  1  1  E Council Tax Band: D



Property Details

Area

Colehill is a small village located on the outskirts of the town of Wimborne Minster and is surrounded by beautiful countryside, with the New Forest National Park on the door step. The village has a population of around 5,000 people and is within the catchment of good quality first and middle schools. There are many walking and cycling trails in the area, which offer stunning views. The village is also home to several parks and gardens, which are perfect for picnics and relaxing in the sun. Conveniently located with easy access to Ringwood, Bournemouth, Poole and London via the A31 leading onto the M27/M3 to London. The village also has a strong community spirit, with many local events and festivals taking place throughout the year. It has several historic buildings and landmarks, including the St. Michael's Church, which dates back to the 12th century. Colehill is a charming and peaceful village that offers a chance to escape the hustle and bustle and enjoy the beauty of the English countryside.

Description

Accommodation Comprises, Front door through to Entrance Hall, built

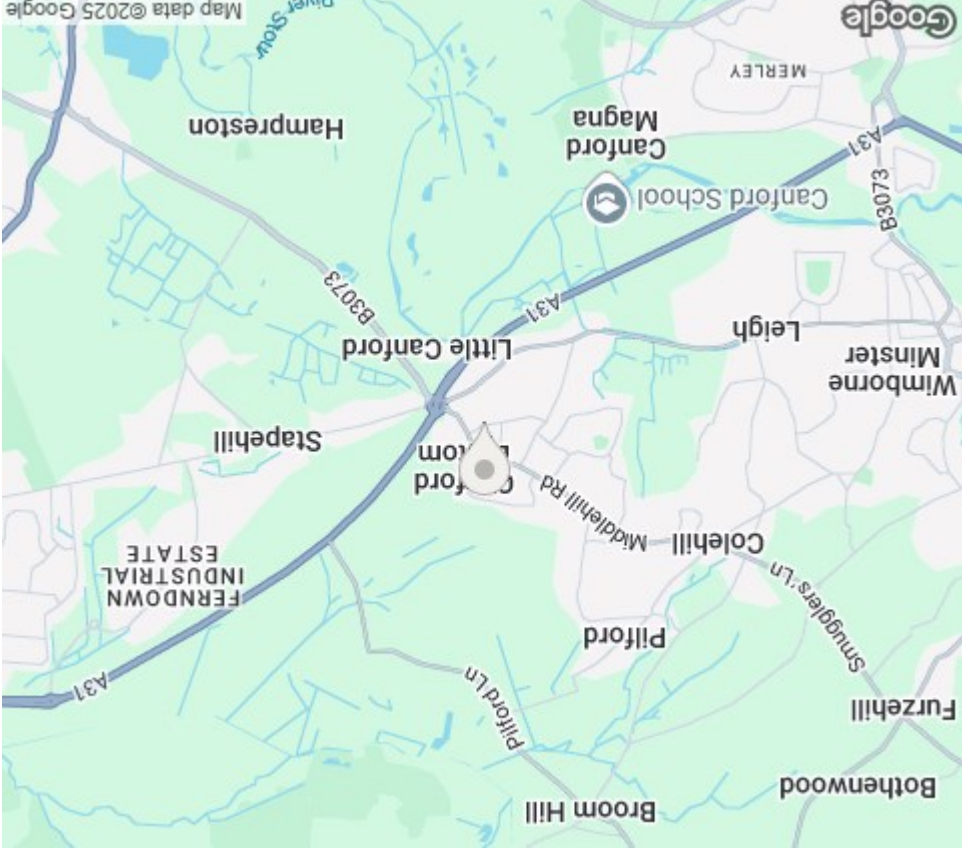
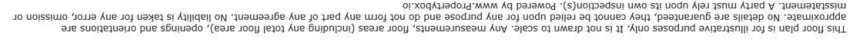
in cupboard, doors to all rooms, Lounge, located to the front, stone fireplace and hearth. Kitchen, located to the rear of the property with window to rear and door to side access, Range of work surfaces with storage cupboards, space for appliances. Bedroom One, good sized double room located to front aspect. Bedroom Two, double room located to the rear. Bathroom, window to rear, bath, low level w.c, wash hand basin. Outside, the property is located on a good size plot, with a large mature South facing rear garden. Drive to the side with ample off road parking leads to garage. Front garden is laid to lawn. The property needs complete refurbishment and offers great potential for someone to put their own stamp on it. Many properties in the road have been extended and this would work perfectly subject to the necessary permissions. The property is also offered with no forward chain.

Tenure

Freehold

Council Tax Banding D





Energy Efficiency Rating		England & Wales	
Potential	Current		

The chart displays energy efficiency ratings for various properties. The y-axis lists categories from A (most efficient) at the top to F (least efficient) at the bottom. For each category, there are two bars: a blue bar representing the 'Current' rating and a grey bar representing the 'Potential' rating. The length of the bars indicates the percentage of properties in that category. A red arrow points from the current rating bar to the potential rating bar for category F, indicating a gap of 46 percentage points.

Category	Current (%)	Potential (%)	Gap (%)
A	92	81	-11
B	69	71	+2
C	55	60	+5
D	39	54	+15
E	21	38	+17
F	12	58	+46

Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.