



97 Stour View Gardens, Corfe Mullen, Wimborne, BH21 3TL

Asking Price **£485,000**

- Two Double Bedrooms
- Well Presented Throughout
- Backing Onto Fields
- Two Toilets
- UPVC Double Glazing
- Detached Bungalow
- Driveway & Garage
- Wrap Around Garden
- Gas Central Heating
- No Forward Chain

# 97 Stour View Gardens, Wimborne BH21 3TL

Formerly arranged as a three bedroom bungalow, this property is situated on a sizeable plot that backs onto fields with spacious and very well presented accommodation throughout!



Council Tax Band: E



### Stour View Gardens

Positioned toward the end of a quiet 'no through road', this detached bungalow offers an ideal opportunity to acquire a home that's move in ready! Briefly, the property comprises: two double bedrooms, bright & airy lounge/dining room, modern kitchen with breakfast bar, utility room, four piece bathroom and separate toilet. It's also worth noting that it was formerly a three bedroom, hence the generous footprint.

The garden is divided into two spaces. The rear has two nice seating areas - a decked area in the corner and a patio area abutting the rear of the property. The rest is laid to lawn with borders supporting various mature shrubs and there is side access provided via a gate. To the side, there is another good sized lawn area enclosed by fencing & hedgerow - this could be an ideal space to grow a range of vegetables, or simply keep to lawn for ease of maintenance.

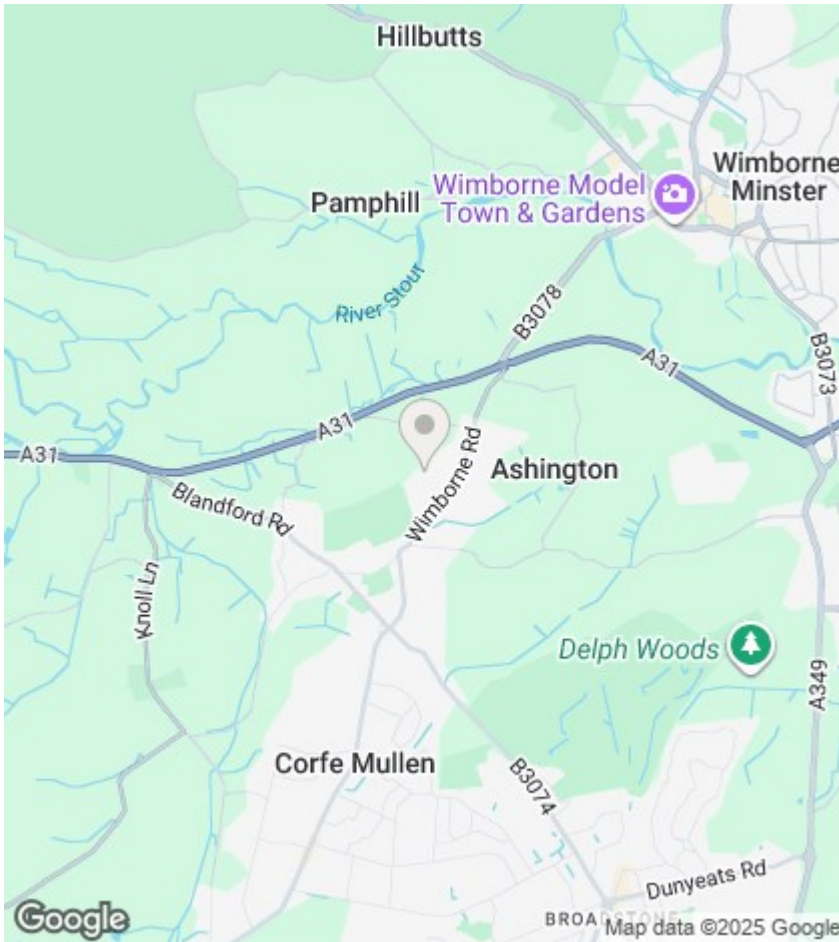
Further benefits include off-road parking, garage, gas central heating and UPVC double glazing.

Located toward the west end of Corfe Mullen, Wimborne Town Centre is easily reached either by foot or thanks to the frequent bus route. The property backs onto the local recreation ground and there's an adjacent footpath to access it; so there's ample greenspace on the doorstep for those who own dogs or simply enjoy the outdoors.

Offered for sale with no onward chain, internal viewing is encouraged at your earliest convenience in order to appreciate what's on offer. To arrange, or for further information, please call our Upton Branch.







### Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

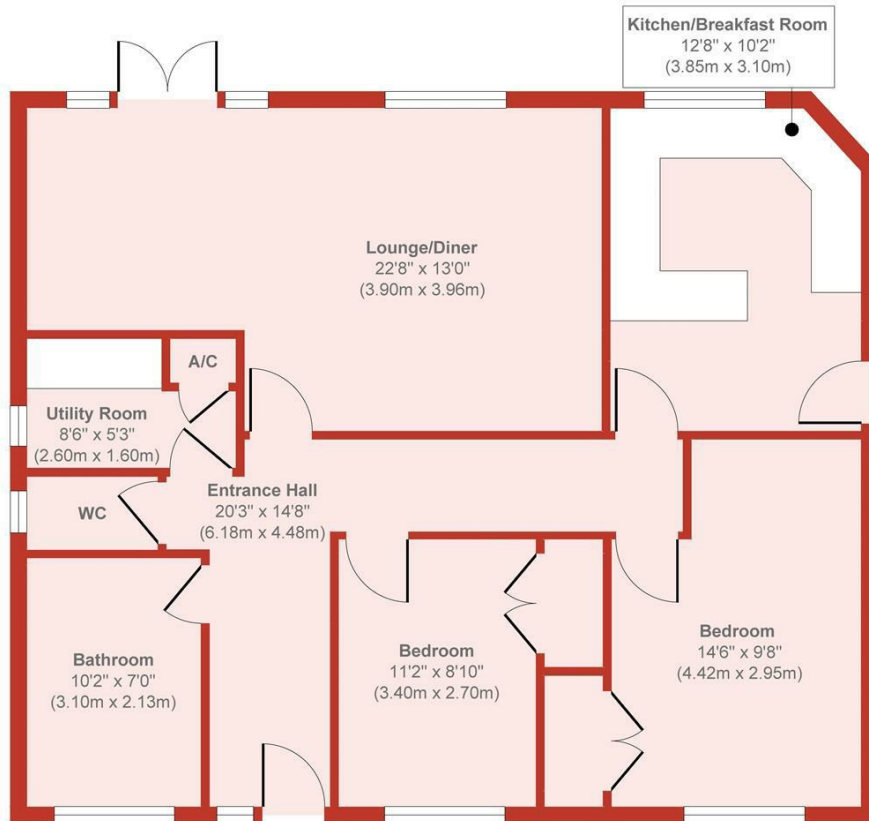
### Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

### EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Stour View Gardens, Corfe Mullen



Floor Plan