



5 Barnes Crescent, Wimborne BH21 2AY
£295,000

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- Semi-Detached Bungalow
- Two Double Bedrooms
- Fully Modernised Throughout
- Forecourt Off Road Parking
- Front & Rear Gardens
- Two Large Sheds/Workshops
- Gas Central Heating
- UPVC Double Glazing
- Popular Residential Area
- Close to Shops & Facilities of Wimborne

Castleman Estate Agents are pleased to present this fully modernised semi-detached bungalow, set within a popular residential part of the south-after town of Wimborne.

The property has recently been comprehensively refurbished and offers well-presented modern accommodation throughout, ready for new owners to make it their own.

From the entrance hall a door leads through to a spacious lounge/dining room with ample room for a sofa and dining table. This in turn leads through to a modern dual aspect kitchen with a range of integrated appliances. Both bedrooms are also of a good size, with bedroom one to the rear aspect and bedroom two to the front. There is also a modern shower room with a generously sized shower unit. To the front of the property there is an area of forecourt off road parking for two cars (subject to dropped kerb), with the remainder laid to lawn. The rear garden enjoys a good level of privacy and seclusion and features two large sheds/workshops with power, which are ideal for those looking for hobby or work from home space or additional storage. There is a paved area in front of the sheds, with the remainder of the garden laid to lawn. Heating and hot water is provided by a gas combi boiler and the property further benefits from UPVC double glazing and loft storage space.

Barnes Crescent is set in a peaceful residential part of Wimborne, yet is still just a short distance from the wide range of shops, restaurants, facilities and transport links on offer in the Wimborne's delightful town centre.

The property is available to view now and for prospective purchasers requiring a quick move it can be offered for sale with no forward chain.





Entrance Hall

Lounge/Dining Room
12'11" x 10'0" (3.95m x 3.05m)

Kitchen
11'8" x 7'9" (3.56m x 2.35m)

Bedroom 1
11'10" max x 10'7" max (3.61m max x 3.25m max)

Bedroom 2
9'8" x 7'5" (2.94m x 2.26m)

Shower Room

Outside

To the front of the property there is an area of forecourt off road parking for two cars (subject to dropped kerb), with the remainder laid to lawn. The rear garden enjoys a good level of privacy and seclusion and features two large sheds/workshops with power, which are ideal for those looking for hobby or work from home space or additional storage. There is a paved area in front of the sheds, with the remainder of the garden laid to lawn.

Tenure
Freehold

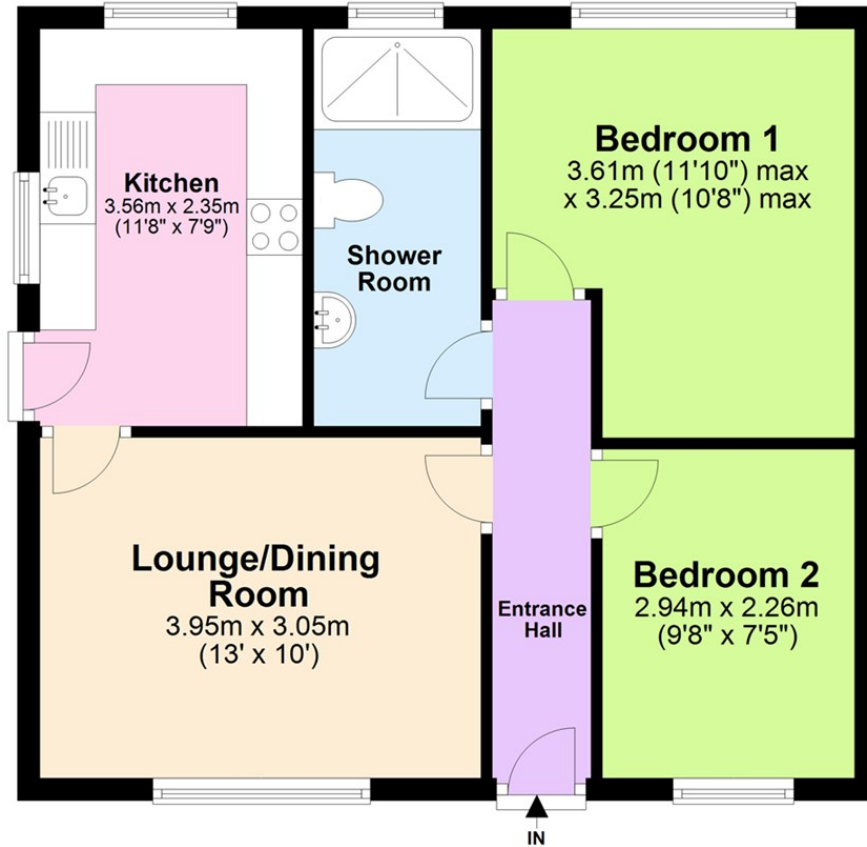
Council Tax
Band B (East Dorset Council)





Ground Floor

Approx. 48.9 sq. metres (525.8 sq. feet)



Total area: approx. 48.9 sq. metres (525.8 sq. feet)

This floorplan is provided for guidance only and is not to scale
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our office on 01202 117288 if you wish to arrange a viewing or any require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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