

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS

HAYES LANE

WIMBORNE, BH21 2JF





TWO BEDROOM  
DETACHED  
BUNGALOW IN  
POPULAR ROAD



# STARTING BID PRICE £290,000

- **FOR SALE BY AUCTION - T & C'S APPLY**
- **SUBJECT TO AN UNDISCLOSED RESERVE PRICE**
- **RESERVATION FEE APPLICABLE**
- **ONLINE BIDDING AVAILABLE**
- **FIXED TIMESCALES FOR EXCHANGE AND COMPLETION**
- **DETACHED TWO BEDROOM**

This two bedroom detached property occupies a well proportioned plot in popular Hayes Lane, just a short drive from Wimborne town and the many amenities available.

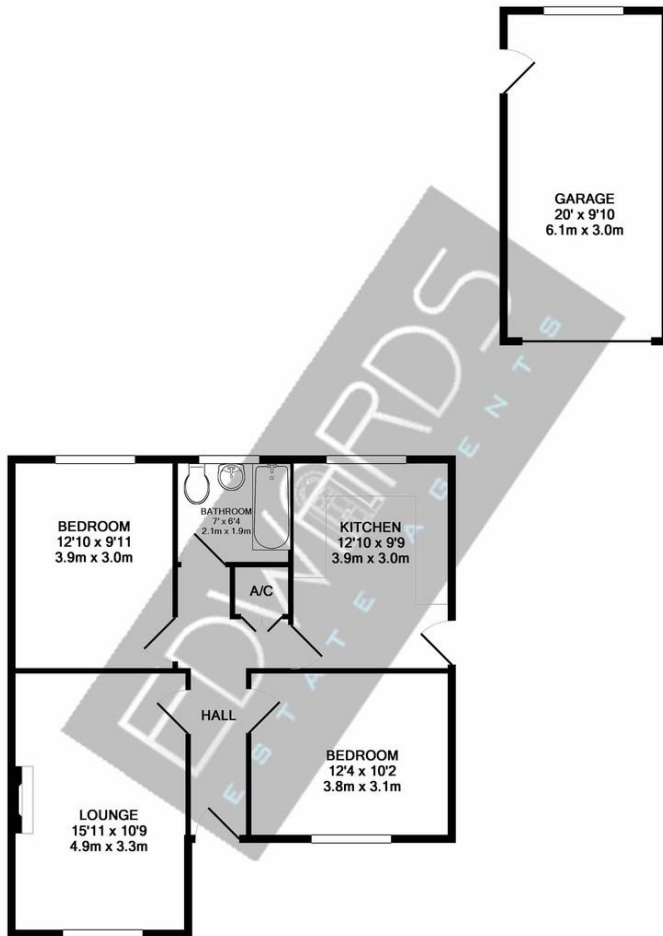
The property is offered with NO FORWARD CHAIN and is well presented throughout with potential perhaps for further extension - subject to the necessary planning consent. Accommodation includes a lounge, bathroom and two double bedrooms and there is also a detached garage. Great potential as a project to create a lovely family home or an ideal downsizer! Garden to front and rear with driveway parking.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange

contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2% subject to a minimum of £6,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.



# Local expertise with powerful national marketing



TOTAL APPROX. FLOOR AREA 873 SQ.FT. (81.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2018

## Wimborne Sales Office

47 East Street, Wimborne, Dorset, BH21 1DX • [www.edwardestates.com](http://www.edwardestates.com)

01202 842842 • [info@edwardestates.com](mailto:info@edwardestates.com)

**EDWARDS**  
ESTATE AGENTS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.