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**FURZEHILL**

WIMBORNE, BH21 4HD







# GUIDE PRICE £699,950

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- PROBATE GRANTED
- POTENTIAL FOR REDEVELOPMENT (STP)
- GENEROUS PLOT OF APPROX 0.4 ACRES
- FURZEHILL VILLAGE
- SEMI RURAL LOCATION
- CLOSE TO FANTASTIC AMENITIES
- SECLUDED PROPERTY
- CLOSE TO POPULAR SCHOOLS
- FANTASTIC AMENITIES
- PRIVATE GARDEN

This secluded property sits on a generous plot of approx. 0.4 acre, within the highly regarded village of Furzehill, offering semi-rural living, within close proximity of popular schools and fantastic amenities.





Claytons, is a detached home of approx. 1190 sq ft and with only one previous owner since it was constructed in the 1960's, requires modernisation, while offering potential for redevelopment (STP).

The current accommodation includes a living room, kitchen, family bathroom, utility room, shower room and three double bedrooms, as well as a loft room, with a far reaching outlook.

Externally, the garden is mainly laid to lawn and incredibly private. There is an elevated patio spanning the front elevation of the home and there is an attached double garage to the right hand side of the property.

#### Additional Information

Energy Performance Rating: E

Council Tax Band: F

Agents Note: We are advised that the property has not ever been registered with land registry, but an application for first registration is in progress and is being expedited.

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the Last 5 Years: No

Conservation Area: No

Listed Building: No

Tree Preservation Order: No

Parking: Private driveway & double garage

Utilities: Mains electricity, mains drainage, mains water, oil heating – we do not believe the oil tank has a valid service certificate

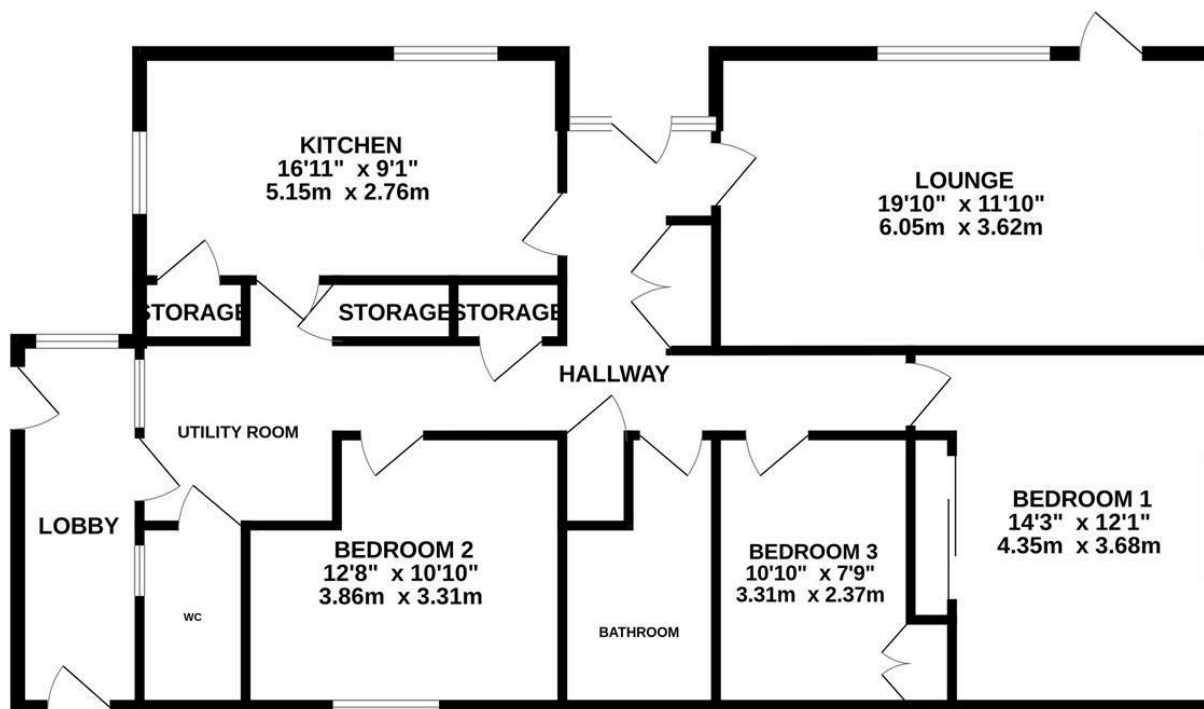
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





GROUND FLOOR  
1175 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Ferndown Office

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