



Offers In Excess Of

£450,000

LONSDALE ROAD, WIMBORNE BH21 2GA

Freehold



- ◆ DETACHED HOUSE
- ◆ FOUR BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ ENSUITE FACILITY
- ◆ SOUTH FACING GARDEN
- ◆ SINGLE GARAGE AND OFF ROAD PARKING
- ◆ IMMACULATELY PRESENTED THROUGHOUT
- ◆ SOLE AGENTS

One of the most competitively priced four bedroom homes currently on the market in Wimborne

An immaculately presented and evenly proportioned detached four bedroom family home boasting a south facing garden, secure lockup garage, off road parking and en-suite facility. No forward chain.

Property Description

Lonsdale Road sits within the Quarter Jack Park development on the outskirts of Wimborne Town Centre and comprises a selection of two, three, four and five bedroom homes built by Barrett Homes and David Wilson Homes. The accommodation comprises of a living room, open plan newly fitted kitchen/dining room and cloakroom to the ground floor with four bedrooms and two bathrooms, one of which is an en-suite, to the first floor. The home also benefits from gas fired heating, double glazing and is being offered without a forward chain.





Gardens and Grounds

There is a small area of kept lawn to the front and a block paved driveway leads to the right hand side of the home, which is suited to two vehicles parked in tandem and there is also a Tesla electric car charger. The driveway in turn provides access to a single garage with up-and-over style door and there is a wooden access gate that denotes access to the rear garden. The rear garden is southerly in orientation and is predominantly laid to lawn, with a paved patio area spanning the rear elevation of the home, and there is a secondary patio space to the rear of the garage which is ideal for alfresco dining.

Estate Charge: £270 per annum.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 946 sq ft (87.9 sq m)

Heating: Gas fired (Combi) Serviced regularly

Glazing: Double glazed

Garden: South facing

Parking: Driveway & single garage

Main Services: Electric, gas, water, telephone, drains

Local Authority: Dorset Council

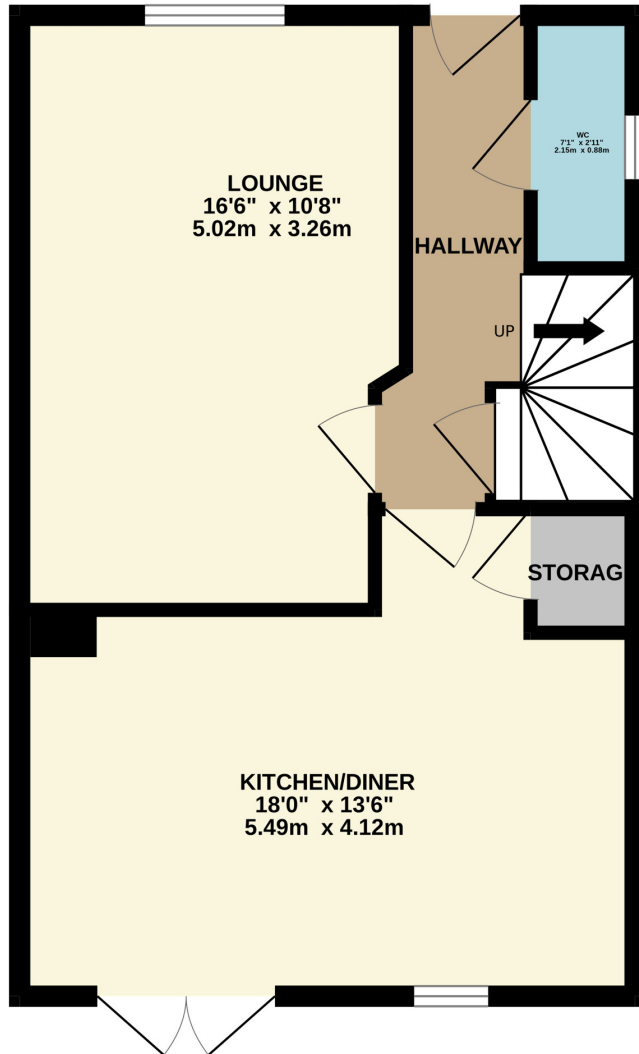
Council Tax Band: E



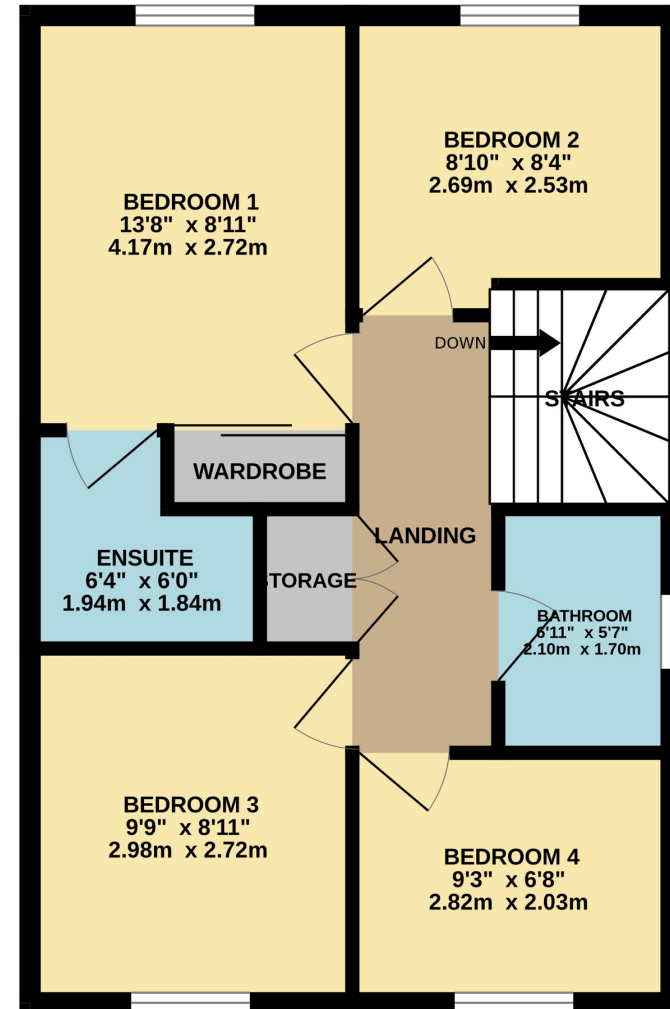


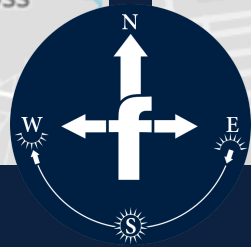
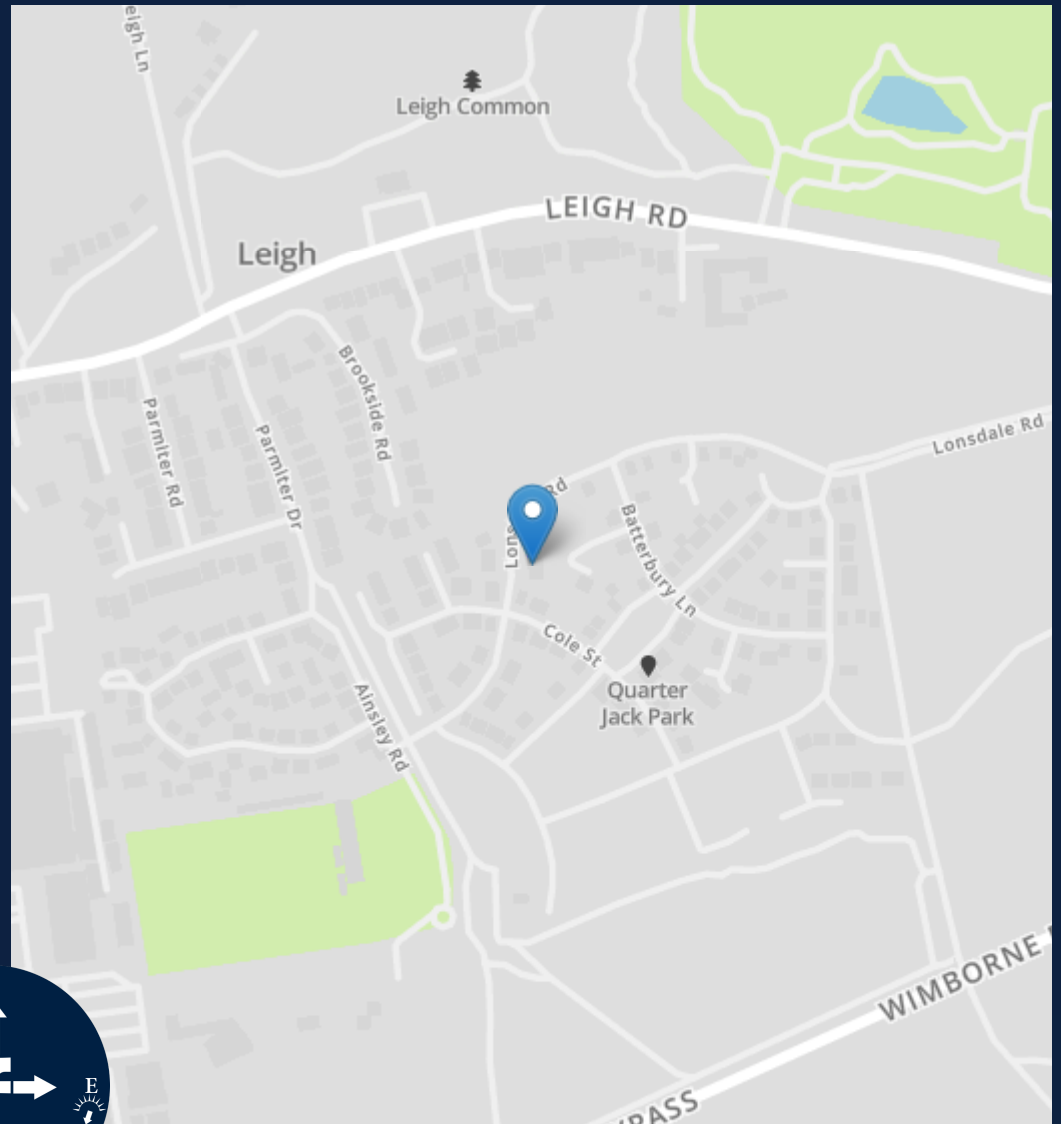
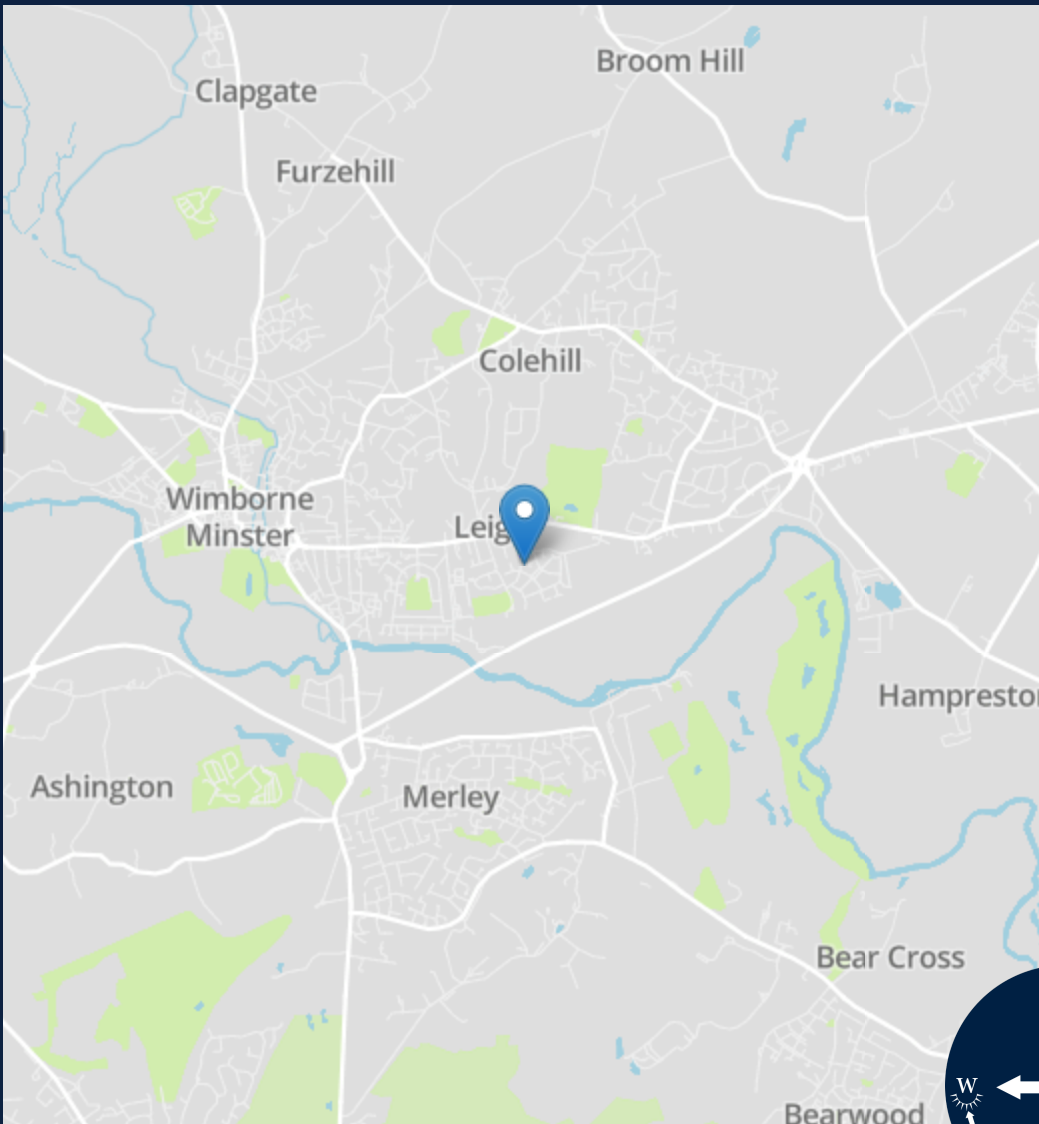
GROUND FLOOR

461 sq.ft. (42.8 sq.m.) approx.



FIRST FLOOR
485 sq.ft. (45.1 sq.m.) approx.





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



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