



£1,950 pcm

BIRCHDALE ROAD, WIMBORNE, DORSET BH21 1BY

Freehold



- ◆ **FOUR DOUBLE BEDROOMS**
- ◆ **PETS CONSIDERED**
- ◆ **CLOSE TO TOWN CENTRE**
- ◆ **GAS FIRED HEATING**
- ◆ **DOUBLE GLAZED**
- ◆ **OFF ROAD PARKING AND GARAGE**

An unfurnished, four bedroom, family home situated close to the town centre, benefiting from gas fired heating and double glazing.

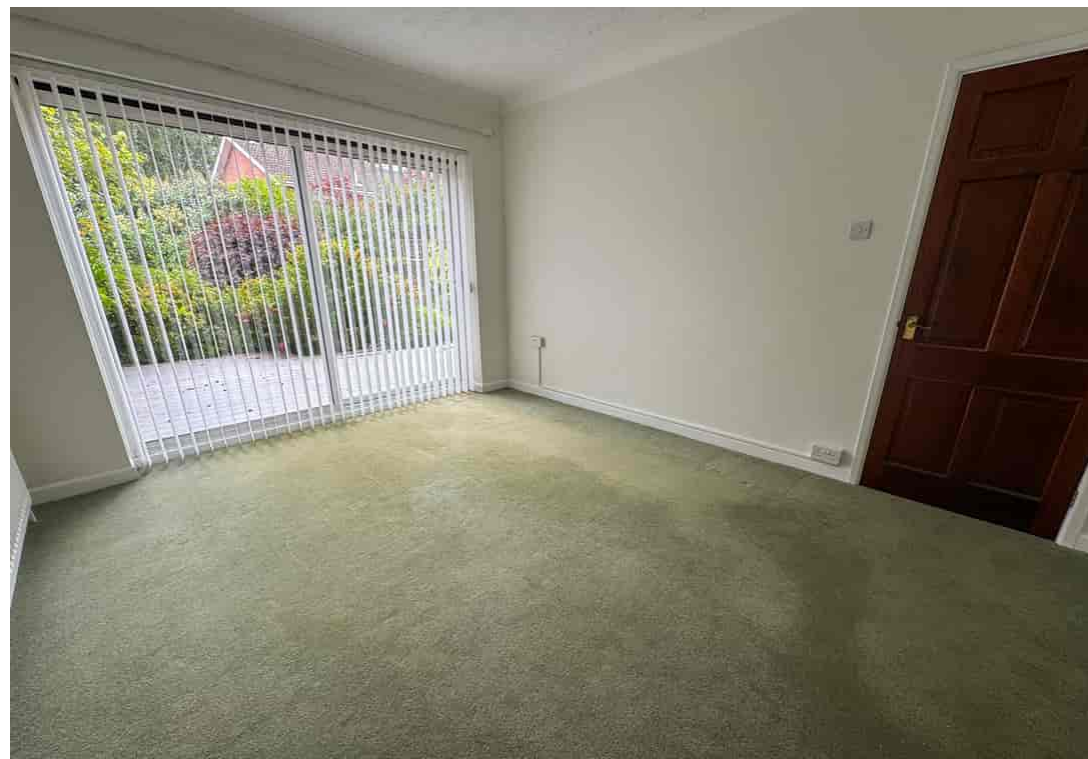
Description

The accommodation comprises of a living room, dining room. Kitchen and cloakroom to the ground floor with four double bedrooms and two bathrooms on the first floor. The home benefits from gas fired heating and double glazing throughout.

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.





Gardens and Grounds

The front garden is laid to a kept lawn and there is a driveway leading to the right hand side which is suited to a couple of vehicles and in turn gives access to the integral single garage with an up and over style door. The rear garden is also predominantly laid to lawn and is well stocked with a variety of mature shrubs beds and there is an elevated patio which spans the rear elevation of the home.



Size: 1692 sq ft (157.2 sq m)

Heating: Gas fired

Glazing: Double glazed

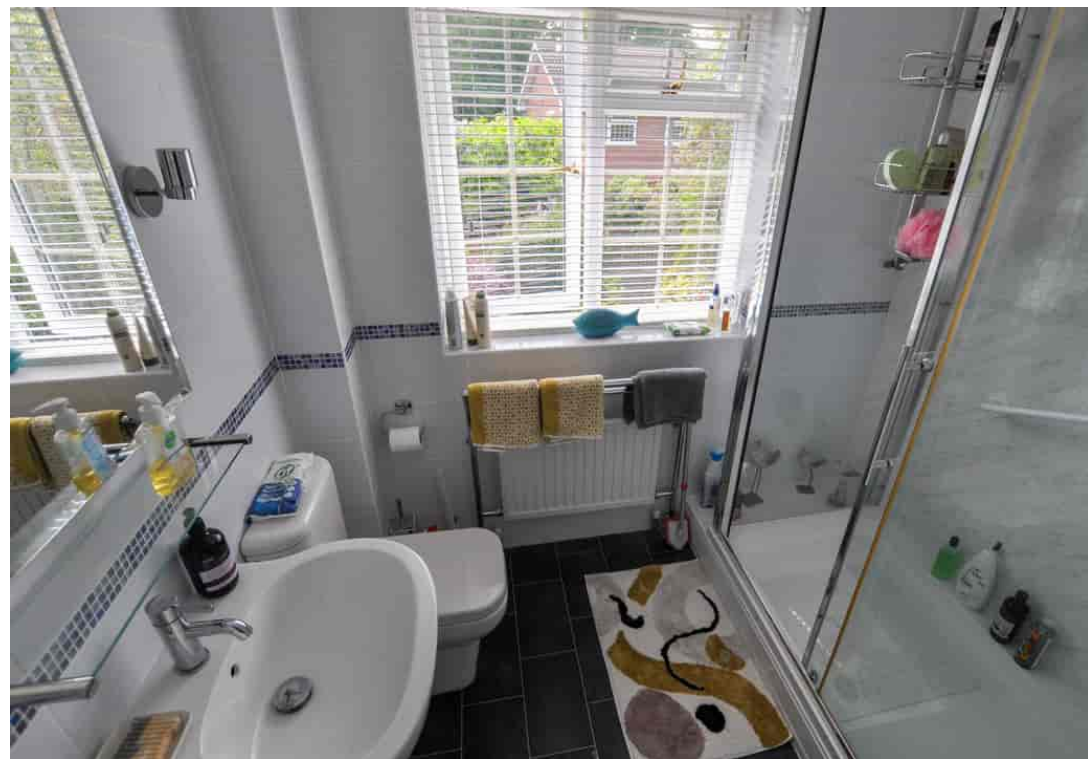
Parking: Driveway & garage

Garden: Front and rear

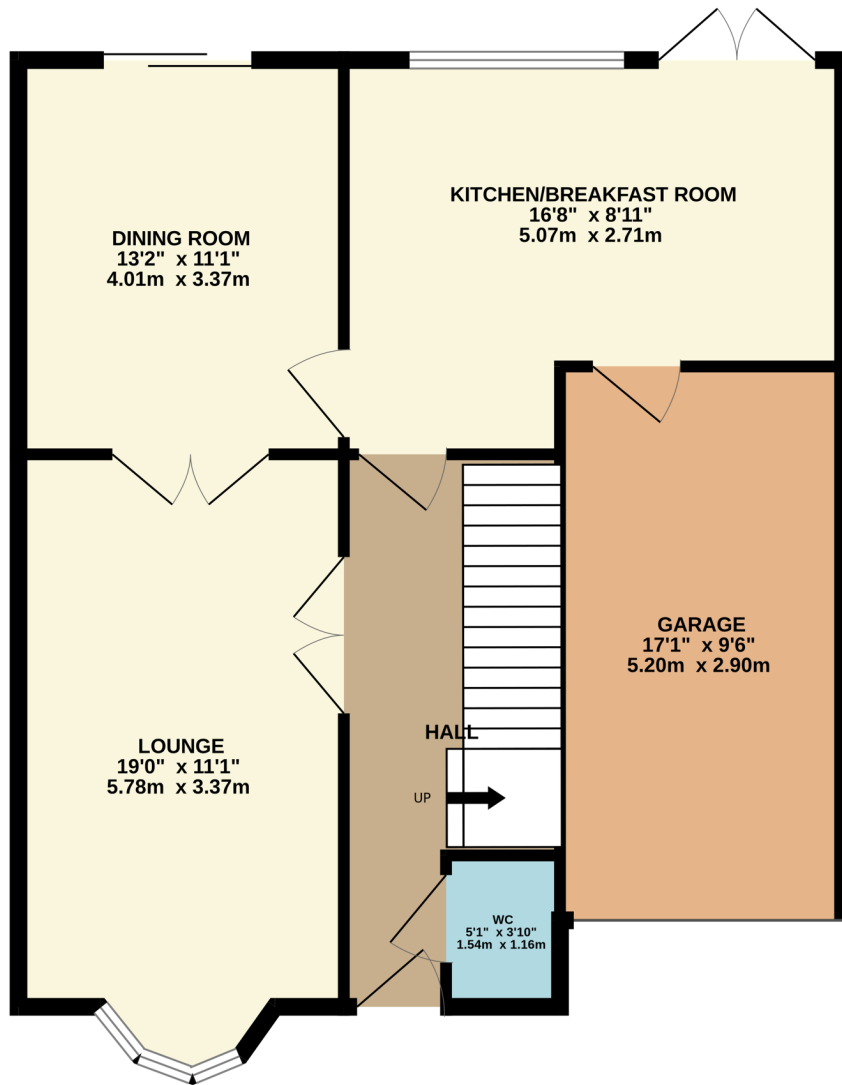
Main Services: Electric, water, gas, drains

Council Tax Band: E

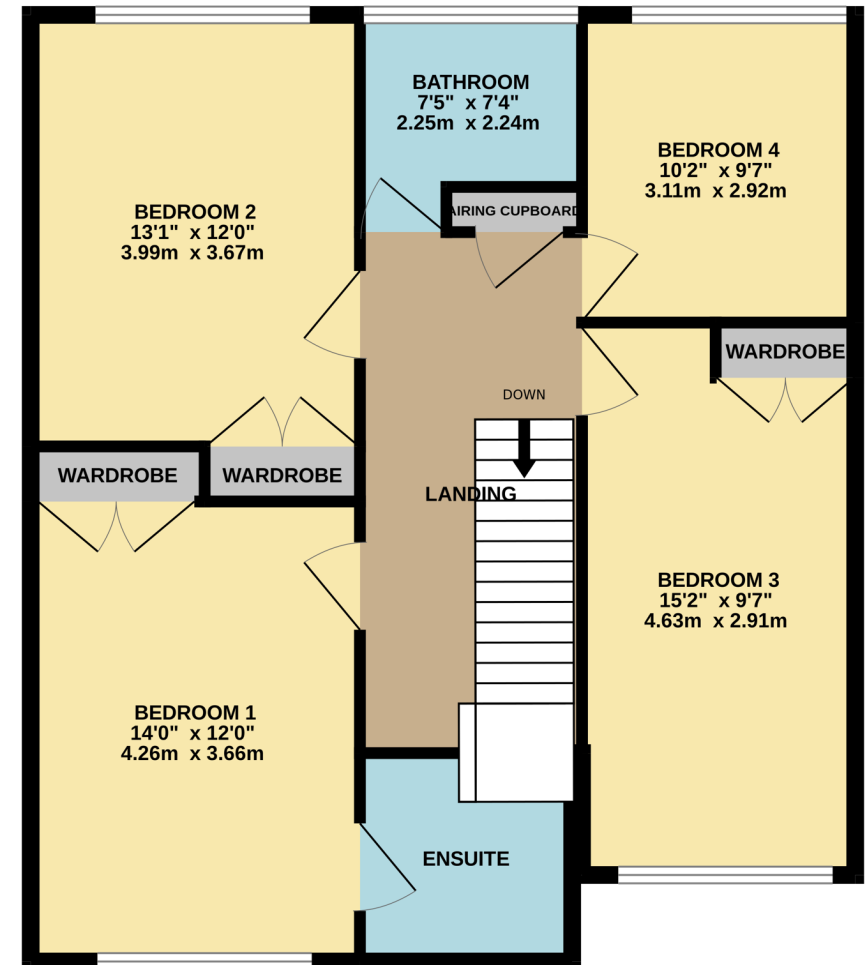


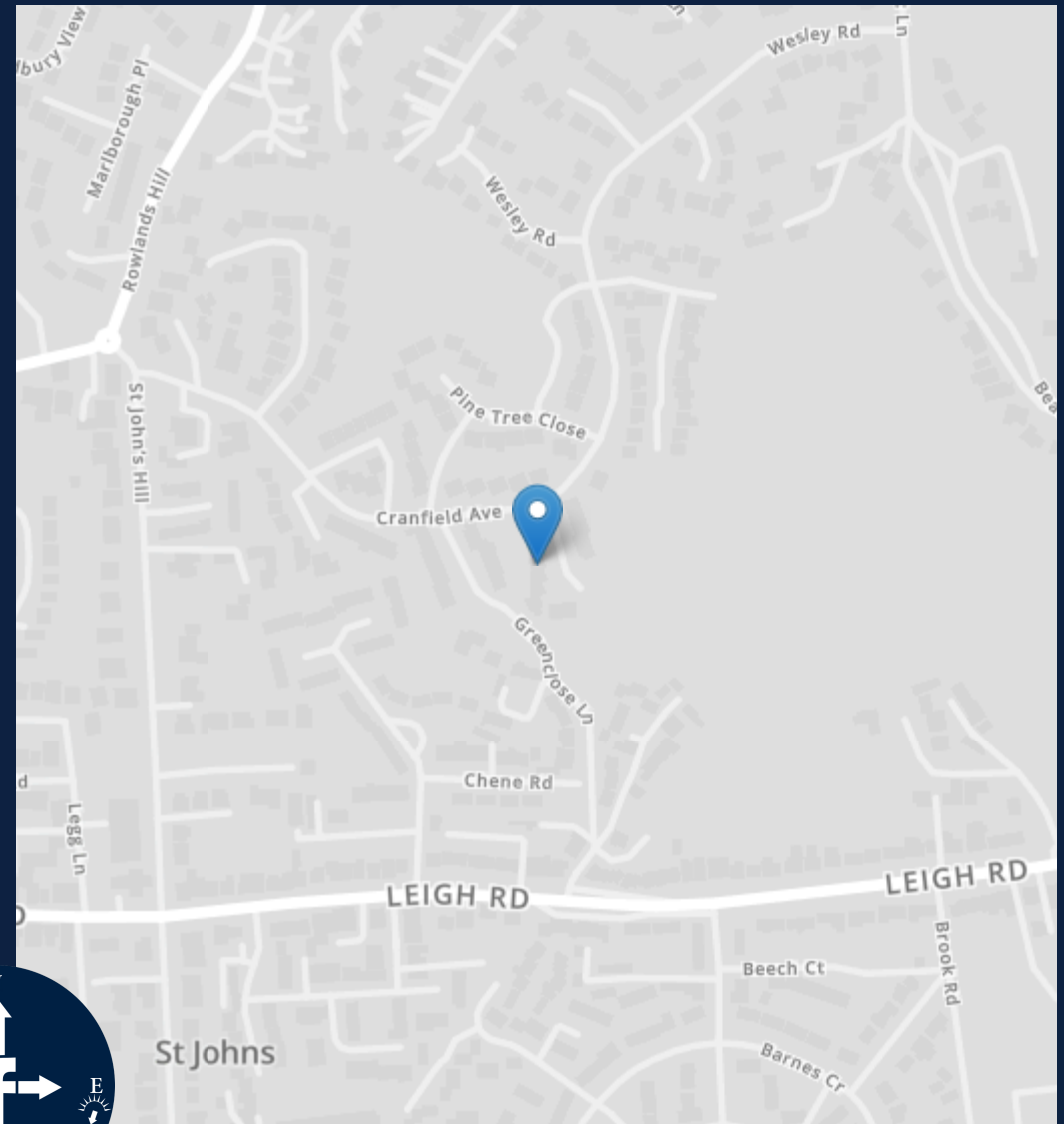
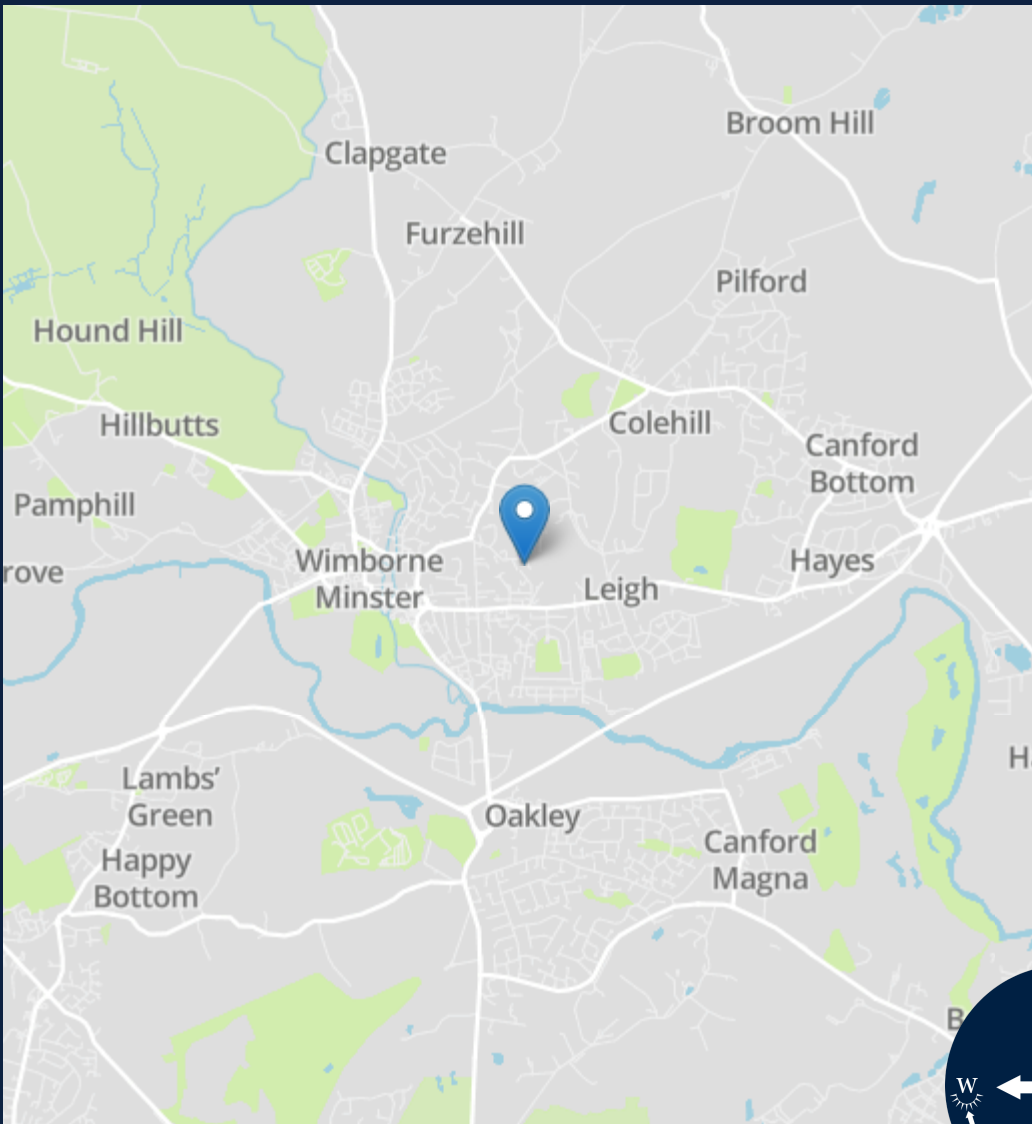


GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
841 sq.ft. (78.1 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)		
D (55-68)	55	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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