



*Asking Price*

£325,000

INGRAM WALK, WIMBORNE BH21 1RE

Freehold







- ◆ **THREE BEDROOM SEMI-DETACHED HOUSE**
- ◆ **CLOSE TO WIMBORNE TOWN CENTRE**
- ◆ **MODERN FITTED KITCHEN**
- ◆ **CONSERVATORY**
- ◆ **ENCLOSED REAR GARDEN**

A semi-detached three bedroom house located in a quiet cul-de-sac and within walking distance of Wimborne Town Centre.

### Property Details

Ingram Walk is well positioned close to Wimborne town centre and offers convenient access to local schools and amenities and is within easy reach of the Castleman railway.

This particular property is well-presented throughout and comprises an entrance hall with downstairs cloakroom, modern fitted kitchen with a range of base and eye level units with integrated appliances. The integrated appliances include a Bosch dishwasher and washing machine, four ring gas hob, single oven and a fridge and freezer. The living room offers space for a dining table with stairs to the first floor landing. At the rear of the property, there is a sunny aspect conservatory with views of the rear garden. On the first floor there are three bedrooms with the main bedroom benefitting from built in wardrobes, a variety of storage, and a family bathroom.









## Garden and Grounds

To the front of the property there is an external storage unit which benefits from power and a pathway to the front door. The front garden has been paved, with mature hedging to the side of the property, which gives a sense of privacy.

The enclosed rear garden offers, in the agents opinion, a sunny aspect and has panel fencing to the boundary of the garden. Additionally, there is a gate from the rear garden which provides access to the communal parking and Grenville Road.

## 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: Approx 754 sq ft (70 sq m)
- Heating: Gas Fired (Combi)
- Glazing: Double Glazed
- Garden: Enclosed Rear Garden
- Loft: Loft access with a ladder installed
- Main Services: Gas, electric, water and drains
- Local Authority: Dorset Council
- Council Tax Band: C
- Additional Information:

For information on broadband and mobile signal, please refer to the Ofcom website.





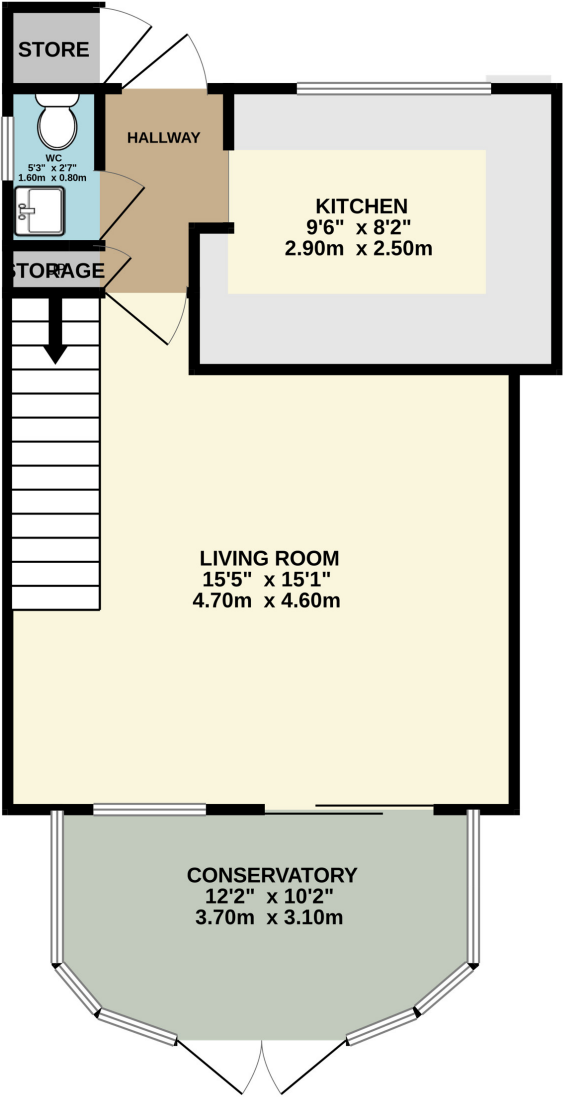




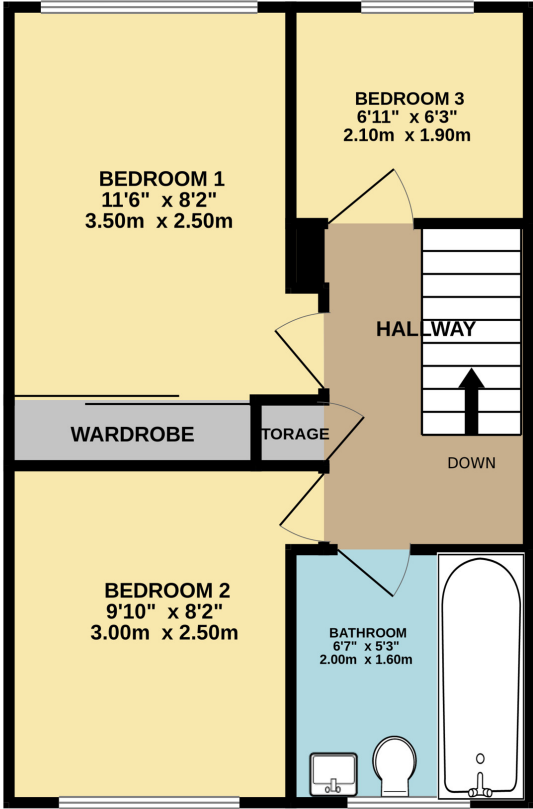




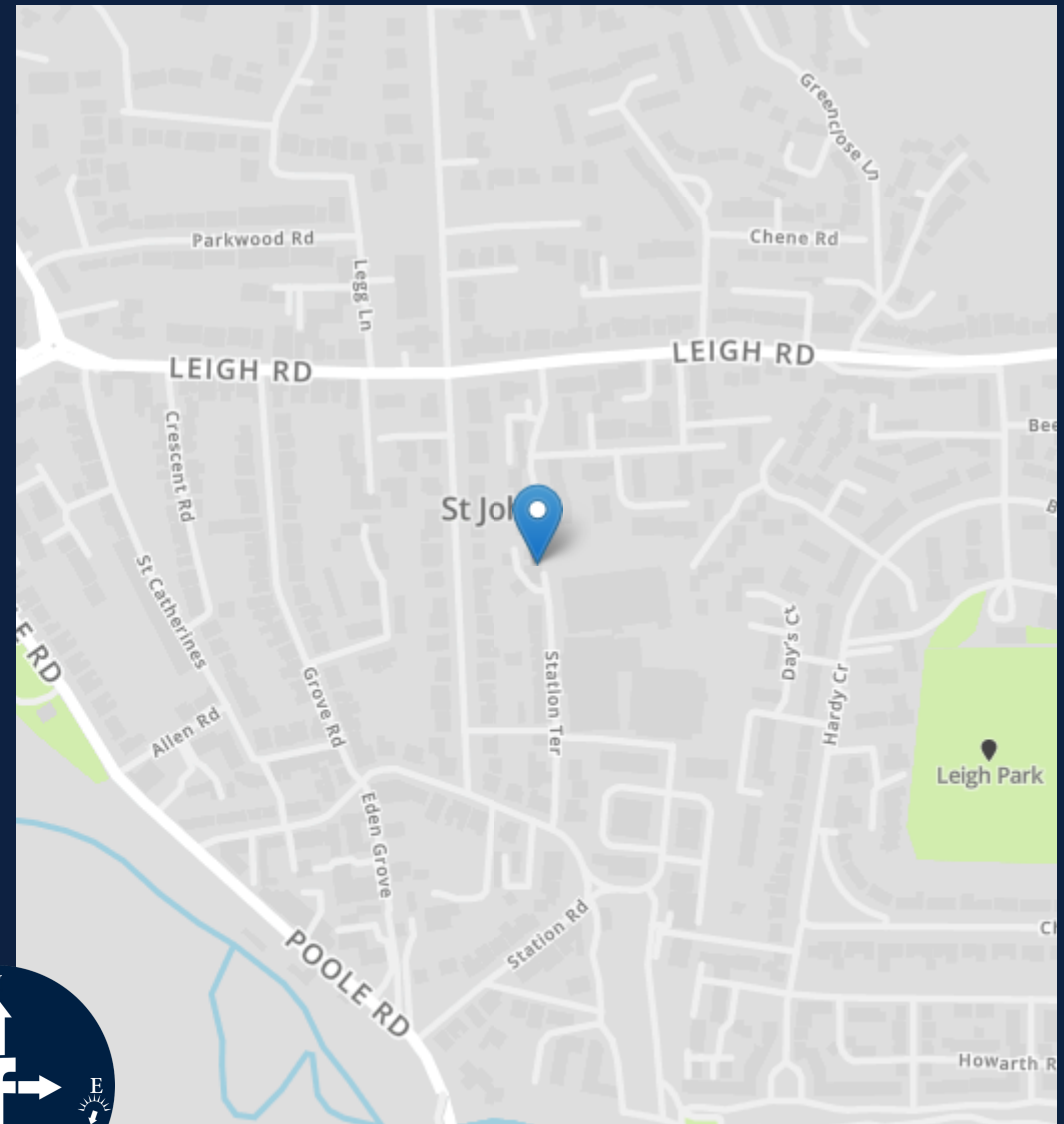
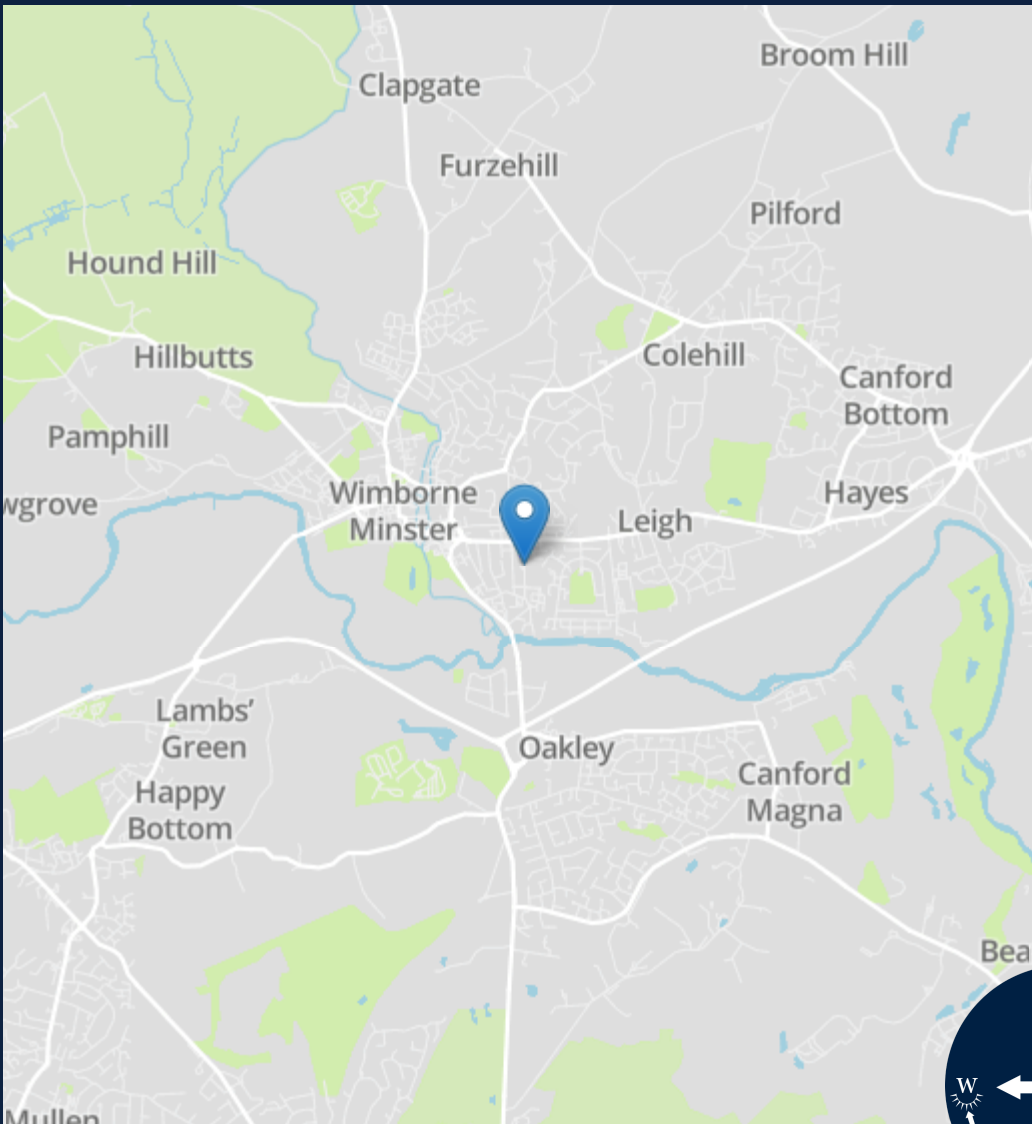
GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	78
England, Scotland & Wales		
EU Directive 2002/91/EC		



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12 East Street, Wimborne,

Dorset, BH21 1DS

[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)

01202 880000