



*Offers In Excess Of*

**£375,000**

OAKLEY ROAD, WIMBORNE BH21 1QJ

Freehold



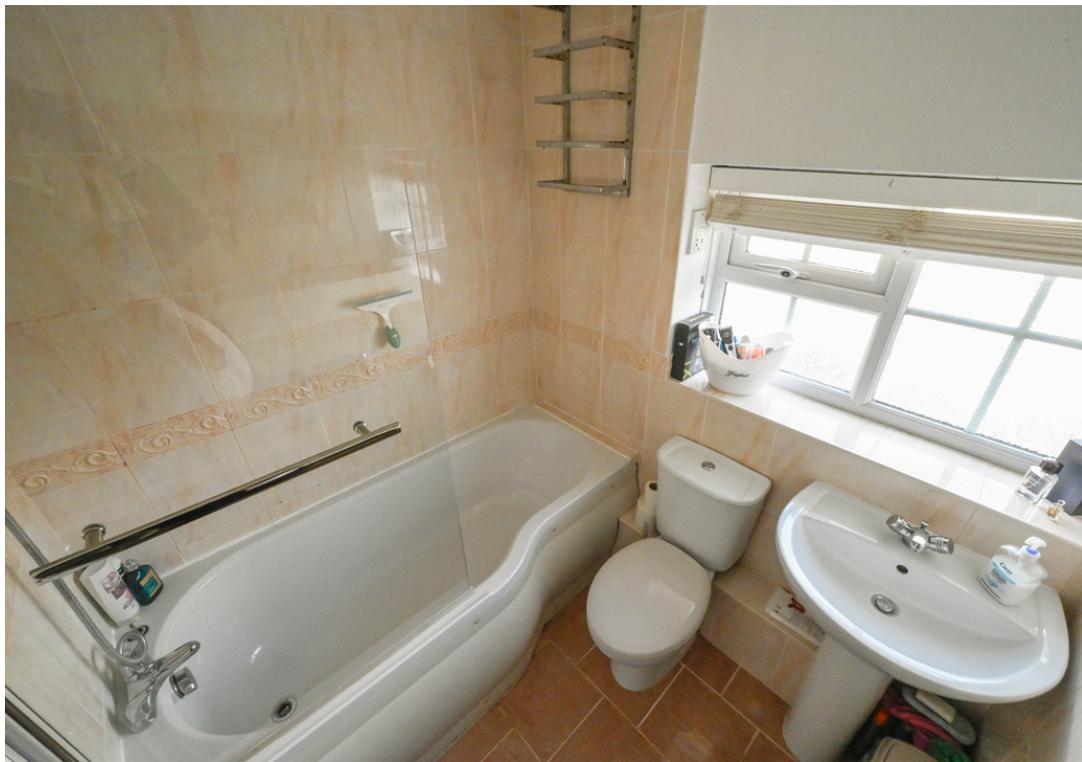
- ◆ SEMI DETACHED HOUSE
- ◆ TWO DOUBLE BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ OFF ROAD PARKING
- ◆ GENEROUS ACCOMMODATION
- ◆ GAS FIRED HEATING
- ◆ SOLE AGENTS

A unique, two bedroom, semi-detached, house positioned within Oakley Hill and boasting generous accommodation as well as off road parking, private garden and being offered without a forward chain.

### Property Description

The property sits at the start of Oakley Road within the heart of Oakley Hill, which is conveniently positioned between Merley and Wimborne Town Centre. The accommodation comprises a generous entrance hallway, living room, kitchen with breakfast area and cloakroom to the ground floor and there are two double bedrooms, along with a family bathroom, to the first floor. Furthermore, the home is part double glazed and benefits from gas fired heating.





## Gardens and Grounds

The front garden is laid to lawn and there is a driveway suited to two vehicles. A garden gate denotes access to a courtyard area to the right hand side of the home and there is an enclosed passageway to the right hand side of the home which provides access to the rear garden. The rear garden is split into two principle areas with a patio spanning the rear elevation of the home. Beyond there is a kept lawn and this in turn provides access to a wood built garden room.

## 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: 849 sq ft (78.9 sq m)

Heating: Gas fired (Combi) serviced annually

Glazing: Double glazed at front and single at rear

Parking: Off road parking for 2 vehicles

Garden: West facing private garden

Loft: No ladder installed. 75% Boarded.

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

Local Authority: BCP Council

Council Tax Band: C

Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk

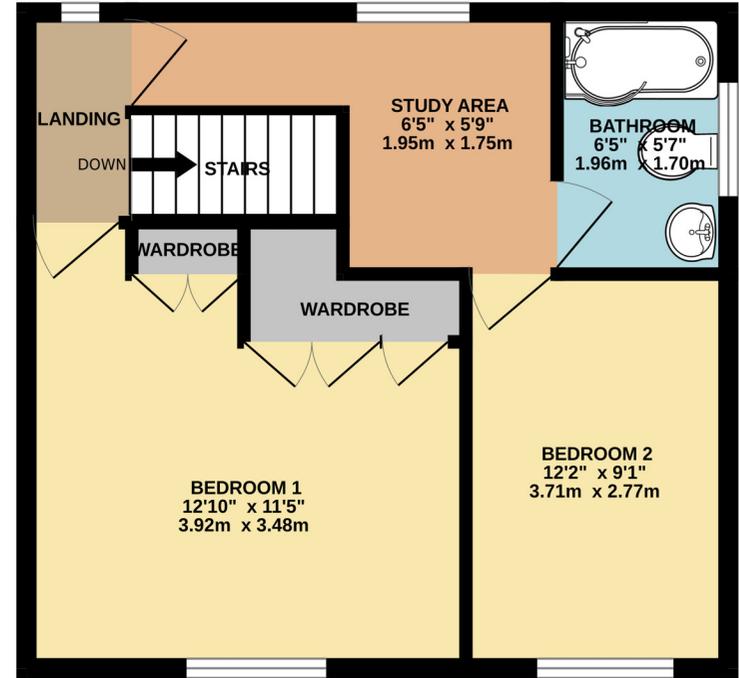




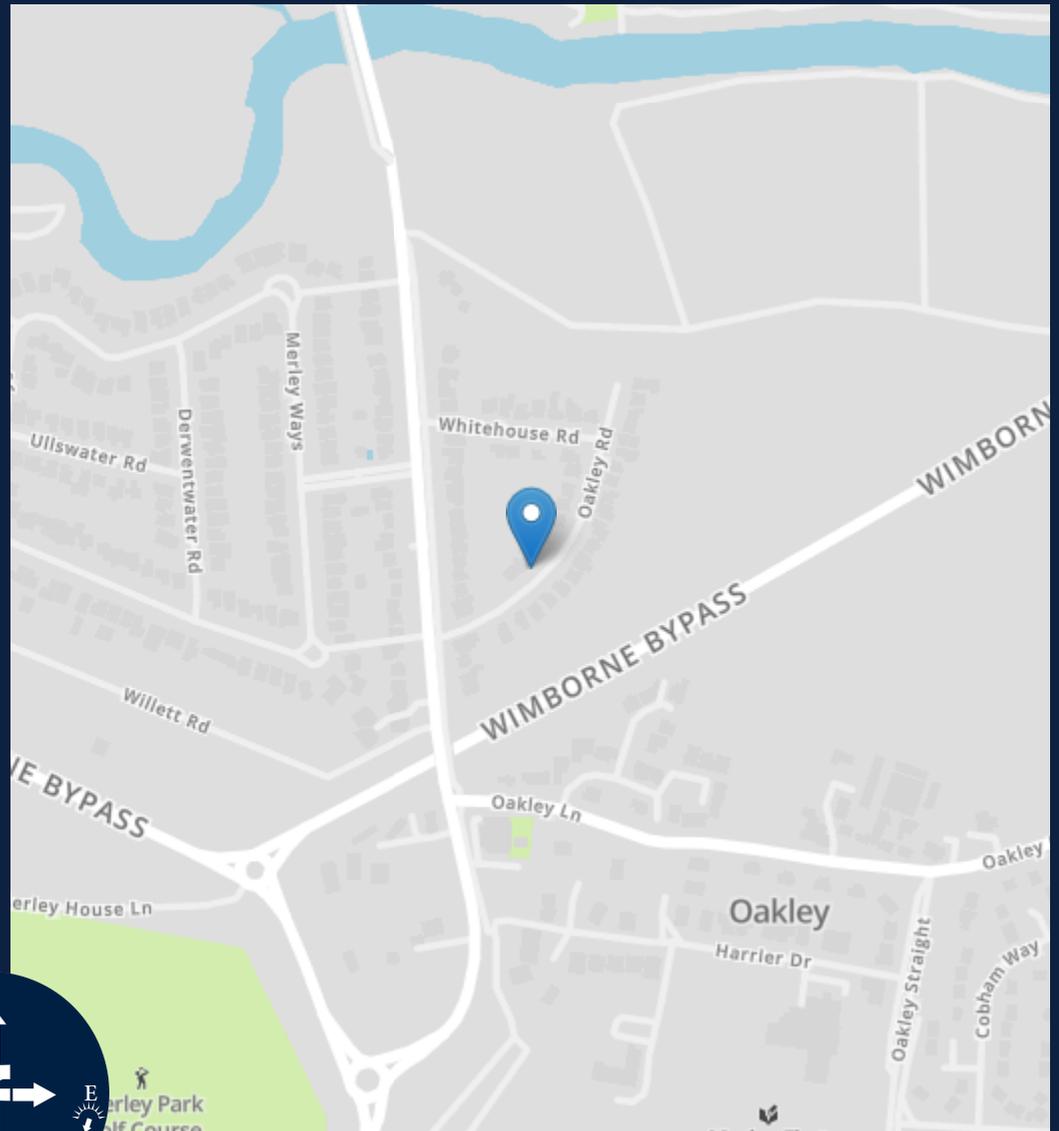
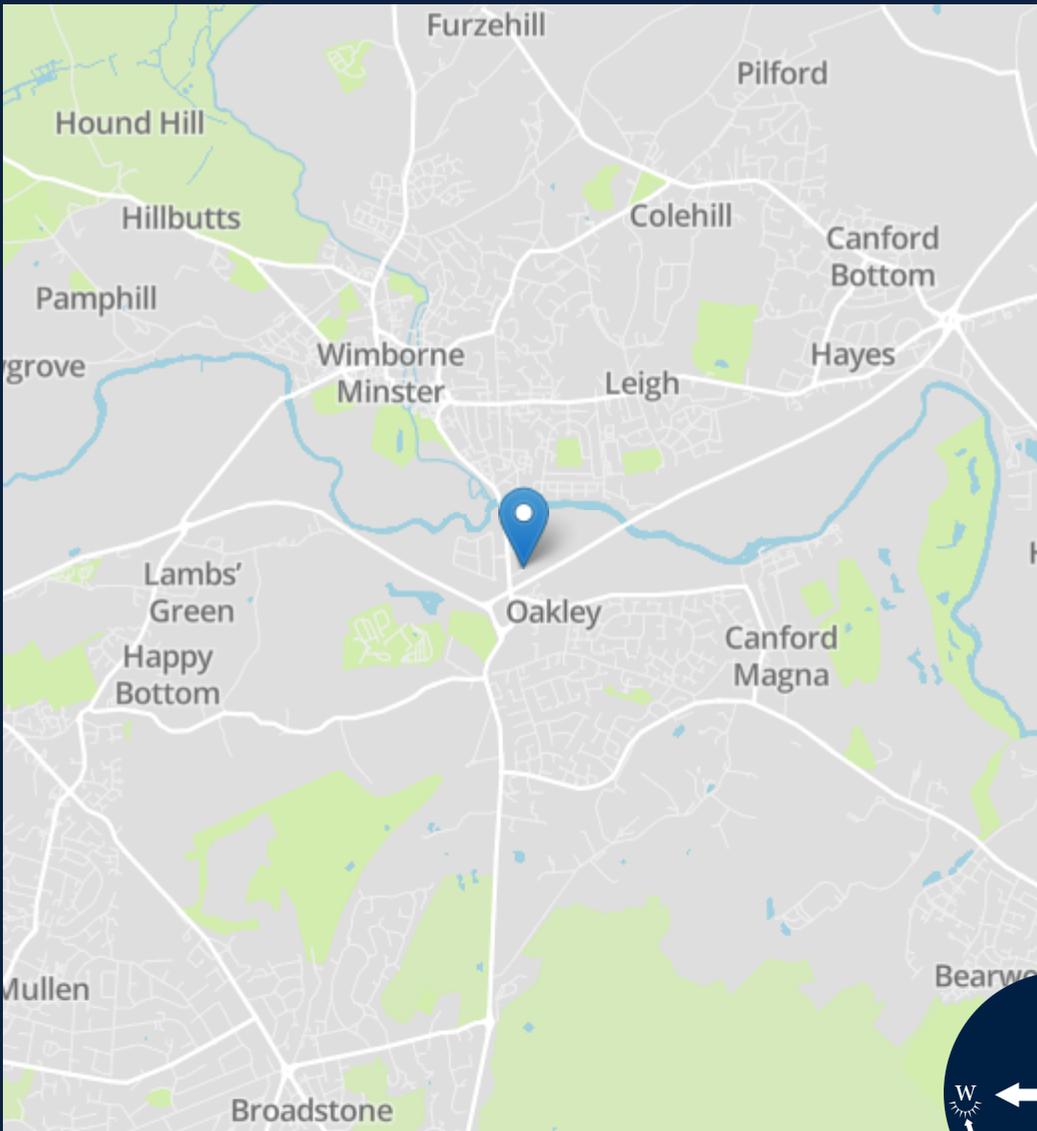
GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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