



*Asking Price*

£347,500

Freehold

ALLENVIEW ROAD, WIMBORNE, DORSET BH21 1AU



- ◆ **MIDD TERRACED HOUSE**
- ◆ **THREE BEDROOMS**
- ◆ **WELL PRESENTED THROUGHOUT**
- ◆ **SECURE LOCK UP GARAGE**

A well presented, three bedroom, mid-terraced home situated within the heart of Wimborne town centre and boasting well proportioned accommodation, as well as a purpose-built garden studio and secure lockup garage. Vendors suited.

## Property Description

Allenvie Road sits adjacent to the heart of Wimborne Town Centre and provides comfortable, well proportioned accommodation that would suit both families as well as professional individuals. The ground floor offers a generous open plan lounge dining room, modern fitted kitchen and cloakroom room whilst the first floor plays host to three bedrooms of which two are evenly proportioned doubles, and a well appointed family bathroom. The home has been double glazed throughout and benefits from gas fired heating.

The front garden is laid to lawn and there is a pathway leading to the front door. The rear garden is stepped and primarily laid to hard landscaping over three tiers. On the top tier there is a purpose-built wood studio and a gate in the rear boundary which leads to an adjoining garaging area where there is a purpose built secure lockup garage conveyed with the property.

## Gardens and Grounds

The front garden is laid to lawn and there is a pathway leading to the front door. The rear garden is stepped and primarily laid to hard landscaping over three tiers. On the top tier there is a purpose-built wood studio and a gate in the rear boundary which leads to an adjoining garaging area where there is a purpose built secure lockup garage conveyed with the property.

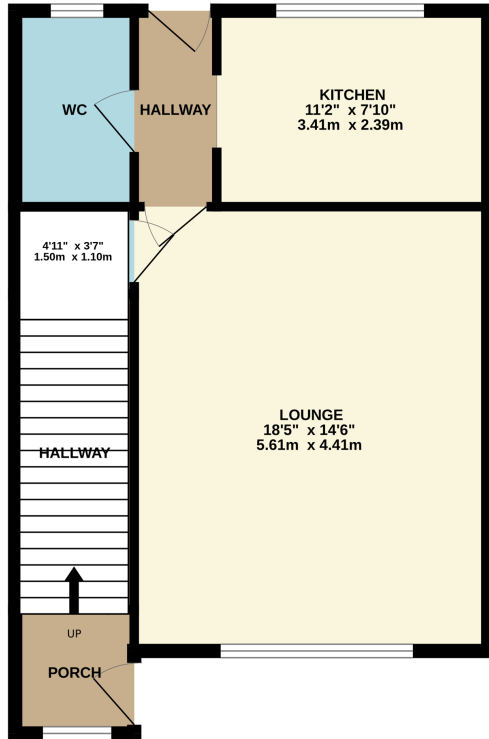
## Location

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.

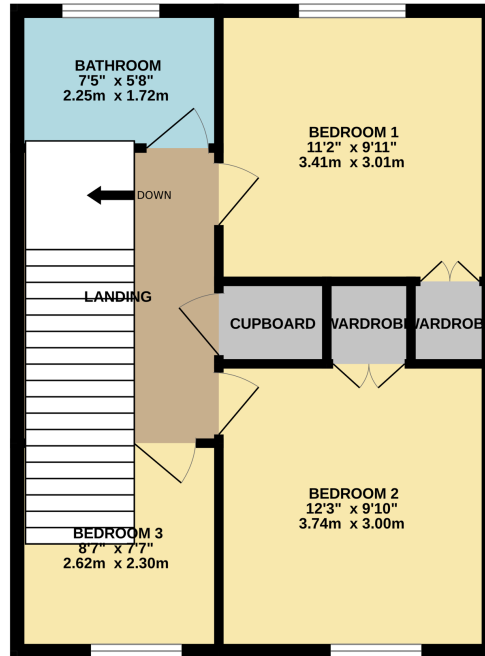
**Size: 1050 sq ft (97.6 sq m)**  
**Heating: Gas fired (combi)**  
**Parking: Lock up garage**  
**Garden: South East**  
**Glazing: Double glazed**  
**Loft: Yes. No ladder installed 100% boarded.**  
**Main Services: Electric, water, gas, drains, telephone**  
**Local Authority: Dorset Council**  
**Council Tax Band: C**



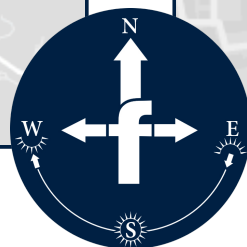
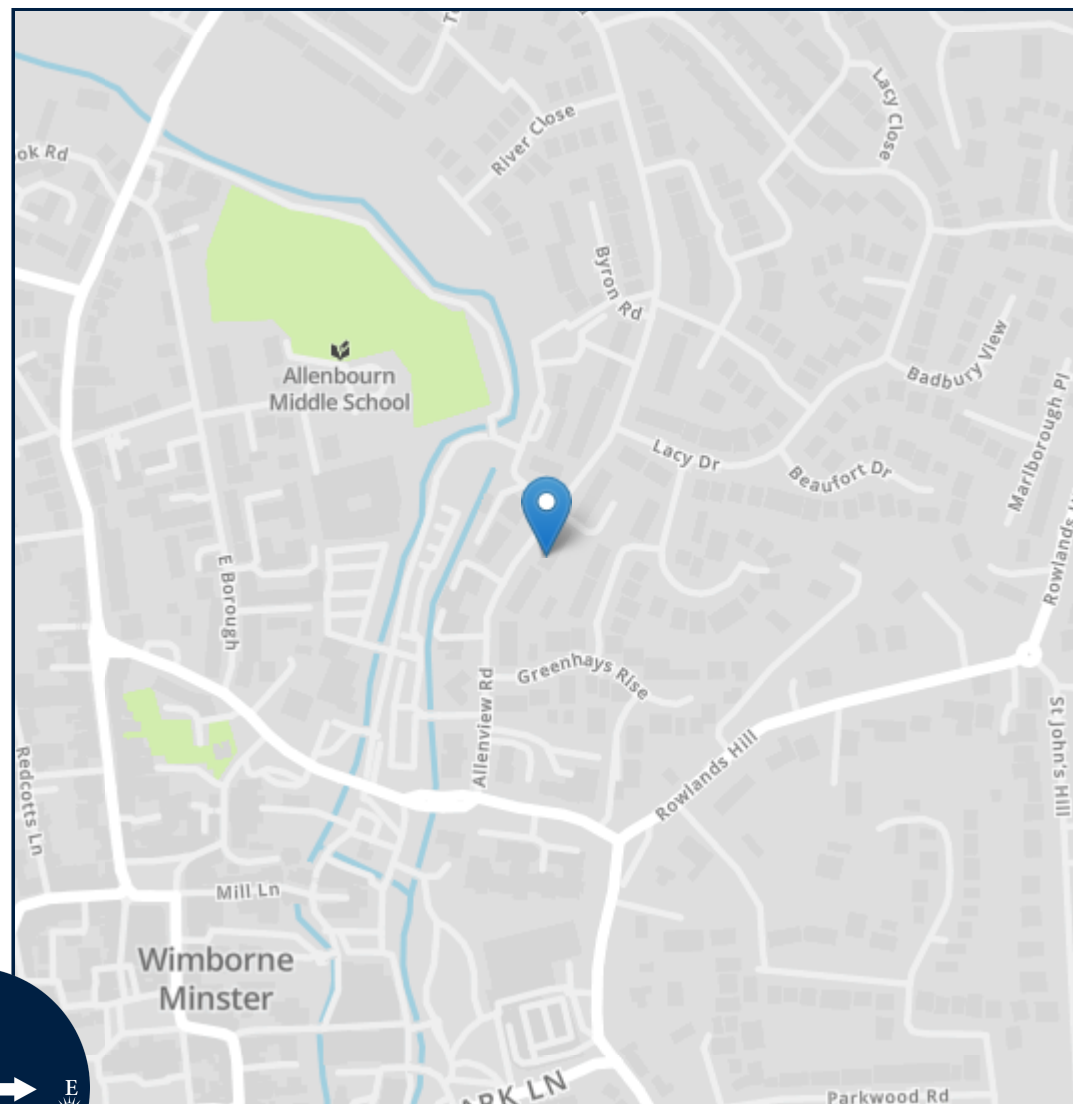
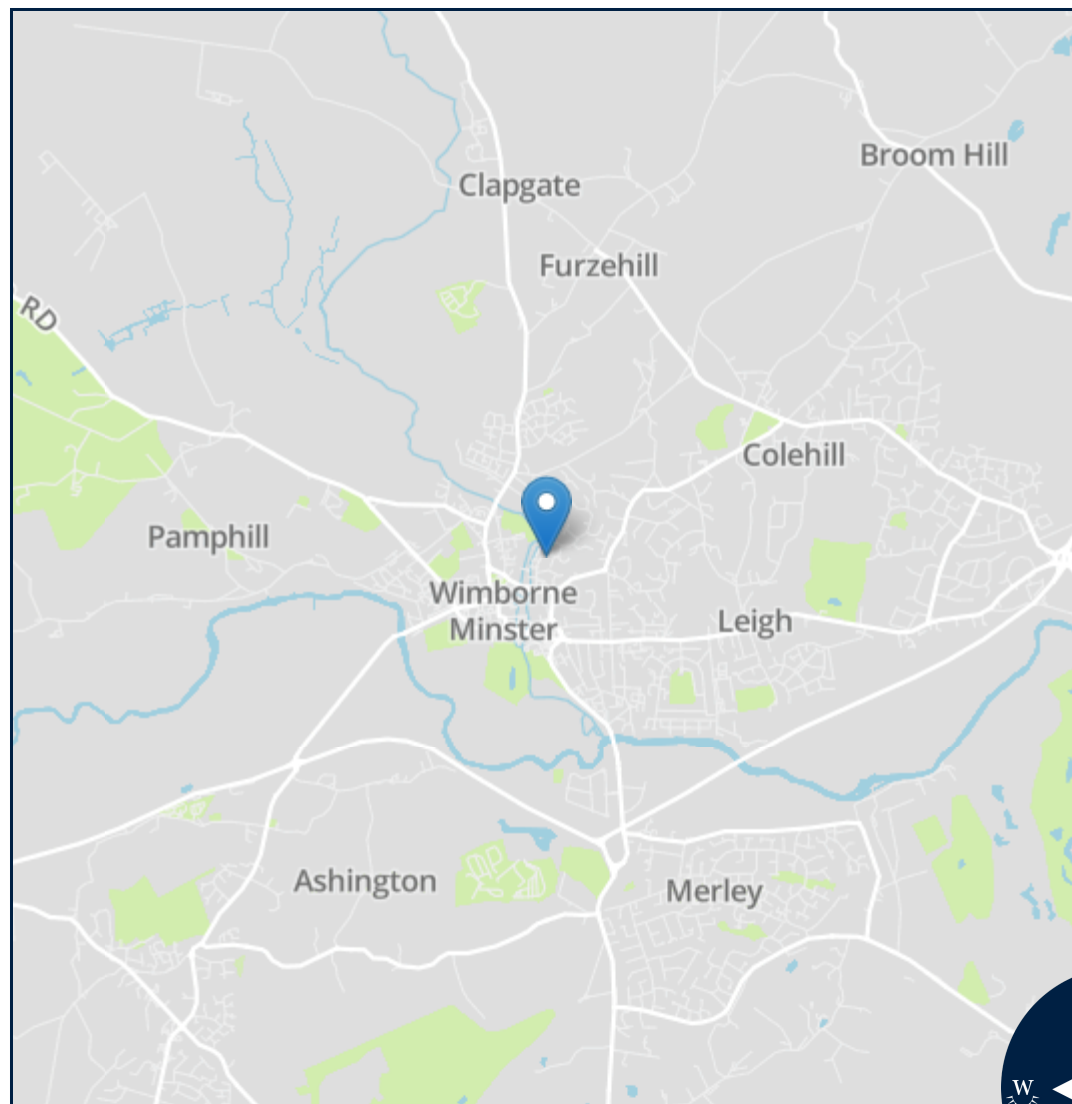
GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



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