



Asking Price

£475,000

LONNEN ROAD, WIMBORNE BH21 7AU

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ SCOPE TO EXTEND (STPP)
- ◆ IN NEED OF MODERNISATION
- ◆ NO FORWARD CHAIN
- ◆ 125FT PRIVATE REAR GARDEN
- ◆ DETACHED SINGLE GARAGE
- ◆ GENEROUS OFF ROAD PARKING
- ◆ SOLE AGENTS

A detached, three bedroom, Georgian home boasting a generous garden and offering scope to be extended (STPP) and modernised throughout. Detached garage, generous off road parking and being offered without a forward chain.

Property Description

Lonnen Road is positioned within the heart of Colehill and offers a diverse range of homes ranging from smaller bungalows to large extensive families properties. This particular home is of the Georgian era and the accommodation currently offers an open plan lounge/dining room and kitchen on the ground floor with three bedrooms and family bathroom to the first floor. The home also offers gas fired heating as well as double glazing and, in our opinion, offers scope for extension (STPP) as well as requiring modernisation throughout.





Gardens and Grounds

The front garden is primarily laid to a kept lawn and the drive is of hard standing, suited to several vehicles, and leads up the right hand side of the home which in turn provides access to the detached single garage with an up and over style door. The rear garden is generously proportioned, approaching 125ft in length, and primarily laid to a kept lawn with a variety of mature shrub beds and bushes.

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: 903 sq ft (83.9 sq m)

Heating: Gas fired (Vented Boiler)

Glazing: Double glazed

Loft: No ladder or light.

Parking: Drive & single detached garage

Garden: North West

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

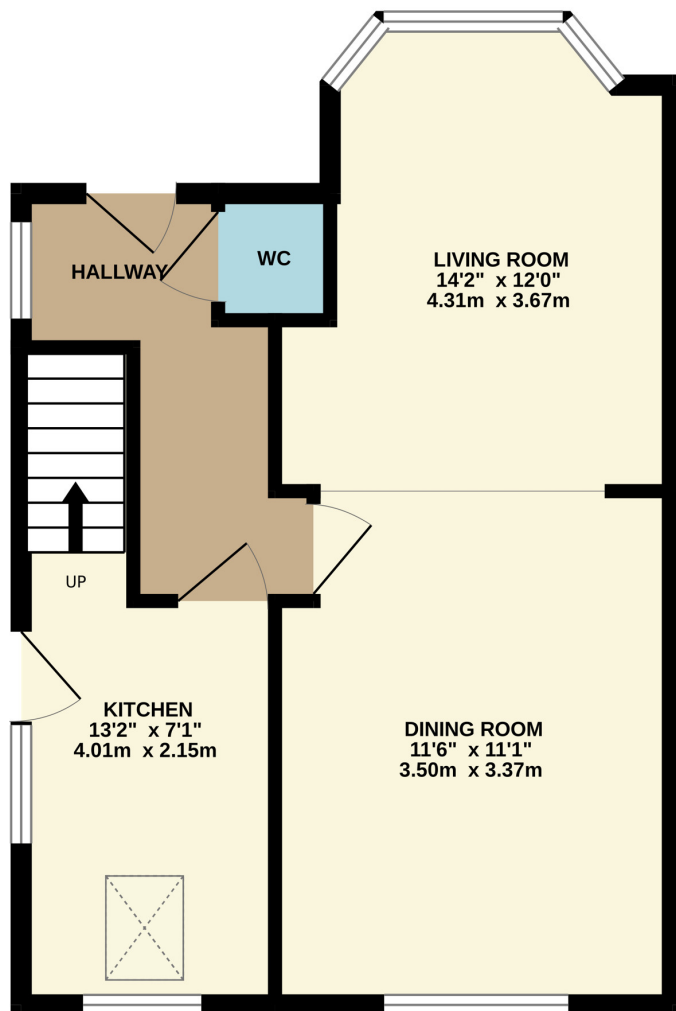
Local Authority: Dorset Council

Council Tax Band: D

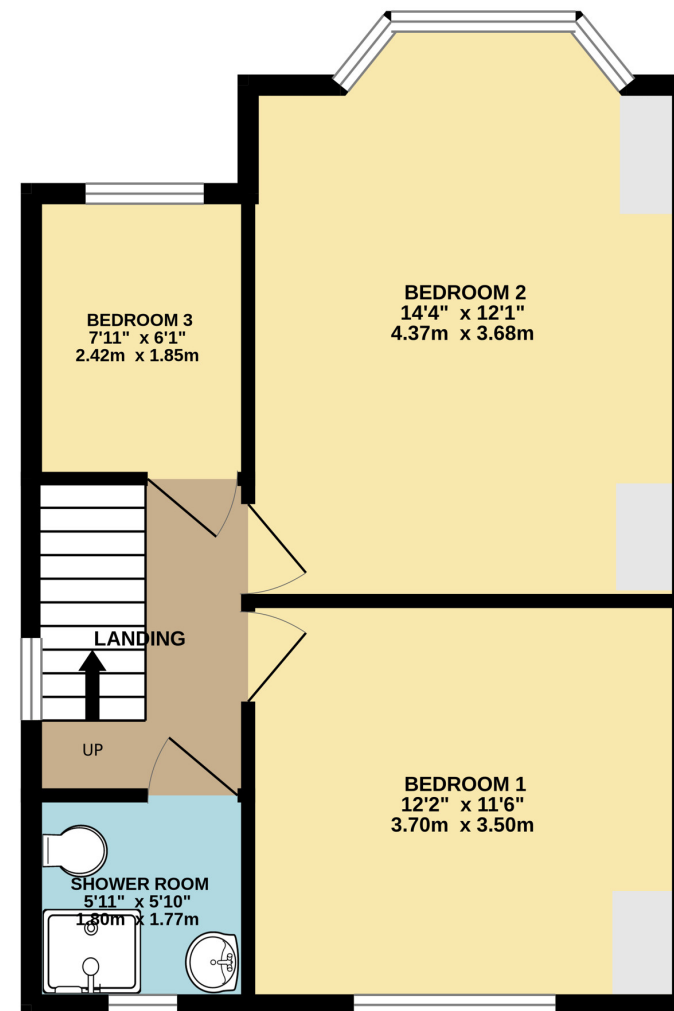


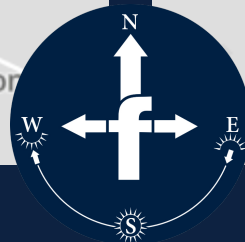
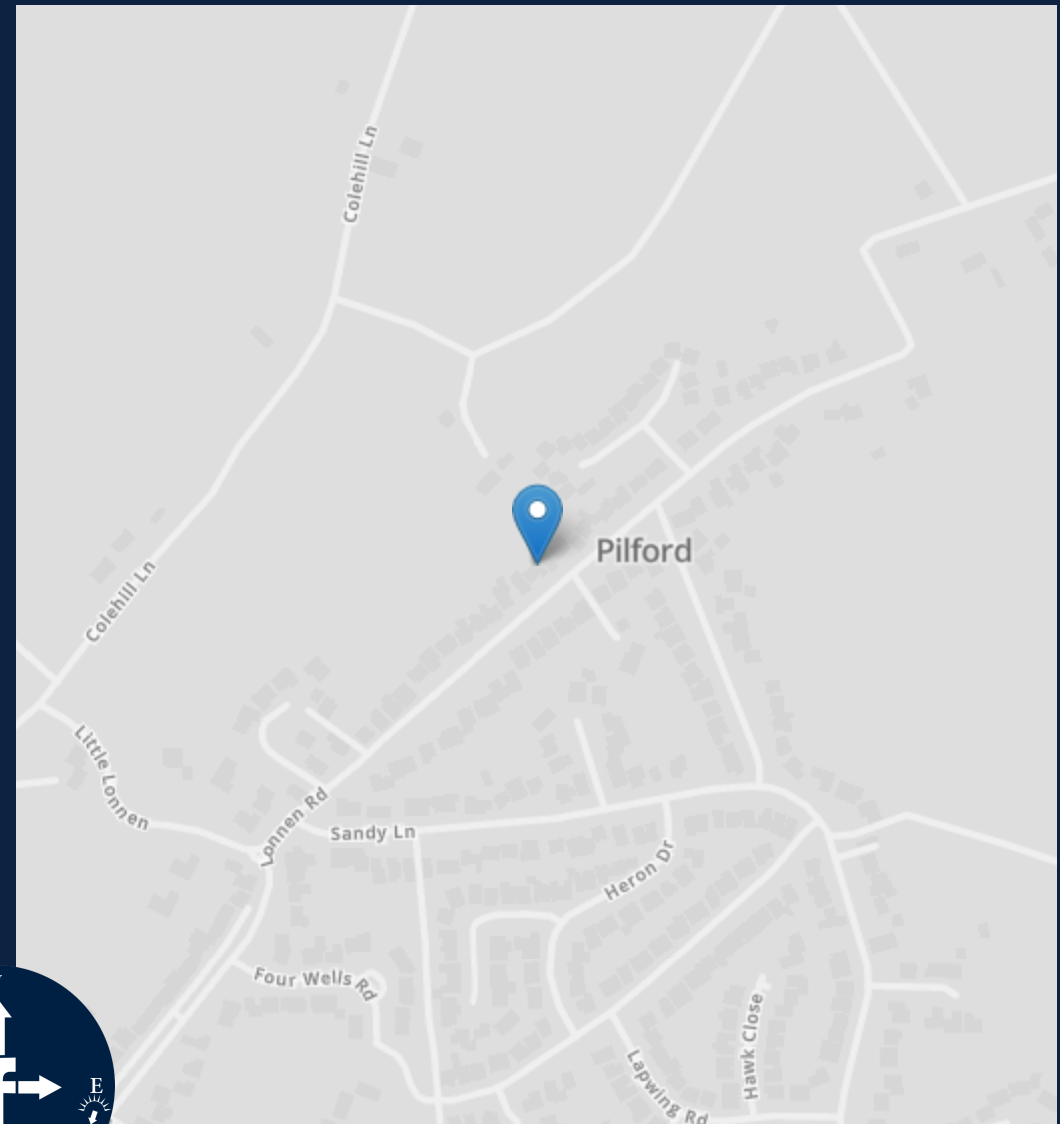
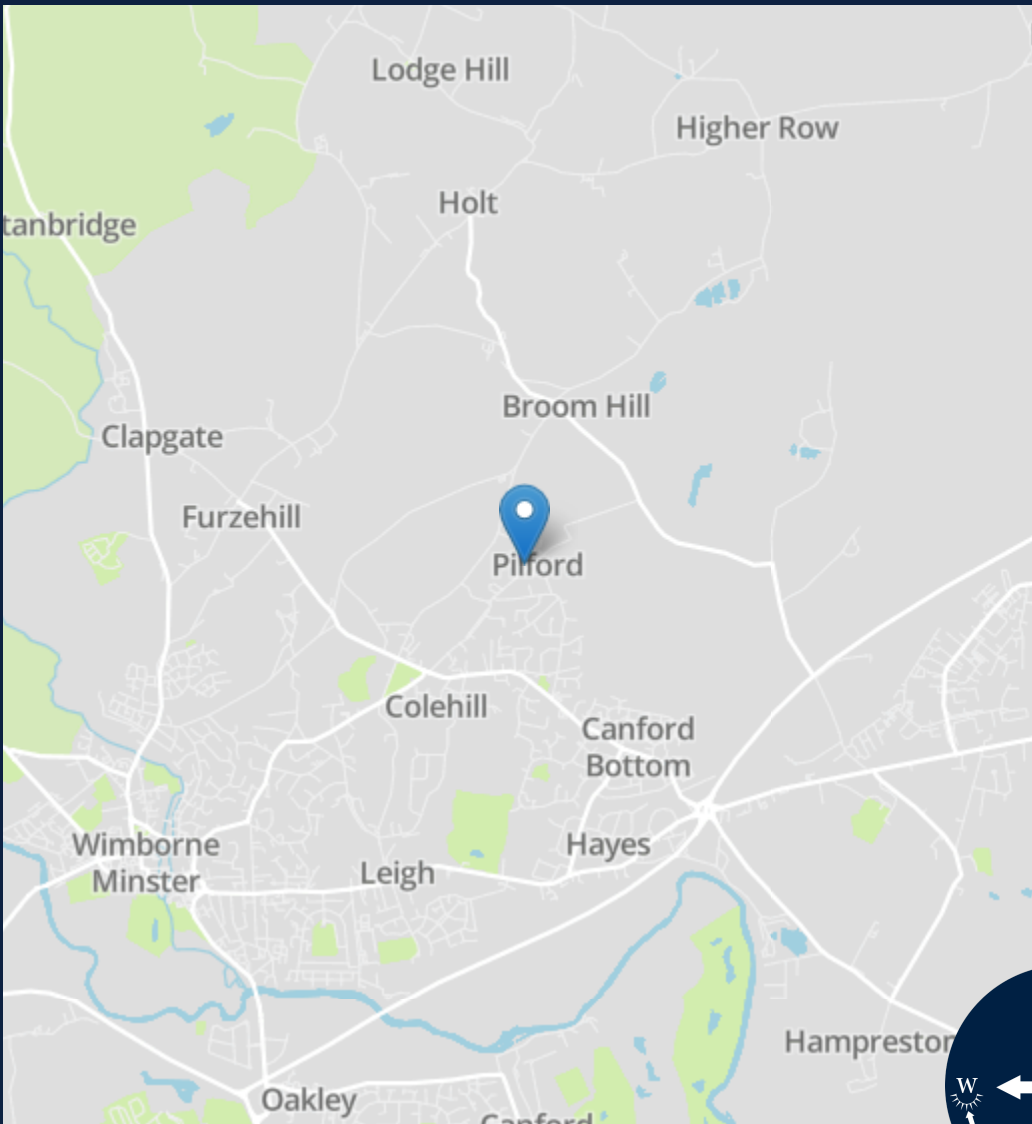


GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



FIRST FLOOR
456 sq.ft. (42.3 sq.m.) approx.





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		80	
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			

EU Directive 2002/91/EC





Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000