



*Asking Price*

£345,000

Freehold

EAST BOROUGH, WIMBORNE BH21 1PD



- ◆ SEMI DETACHED HOUSE
- ◆ TWO DOUBLE BEDROOMS
- ◆ OFF ROAD PARKING
- ◆ TOWN CENTRE POSITION

A two bedroom, semi-detached, house within the heart of Wimborne town centre offering well proportioned accommodation and boasting a westerly facing garden, off road parking and being offered without a forward chain.

## Property Description

The property is situated at the beginning of East Borough within a stone's throw of the shopping and entertainment amenities of the town centre. The accommodation is well-proportioned with an open plan lounge/dining room and modern fitted kitchen to the ground floor and two double bedrooms and fitted family bathroom to the first floor. The home has also been double glazed throughout, has the benefit of recently completed electrical and gas safety certifications and is being offered without a forward chain.

## Gardens and Grounds

The front garden is primarily laid to hard standing and provides off roading parking suited to two vehicles. There is a pathway to the left hand side of the property which denotes access to the rear garden, which has a westerly orientation. The garden is predominantly laid to lawn and there is a patio area spanning the rear elevation, along with a wood-built garden shed towards the rear boundary.

## 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: 693 sq ft (64.3 sq m)

Heating: Gas Fired (Combi) serviced annually

Glazing: Double glazed

Loft: Yes, no ladder installed. No boarding.

Parking: Front hardstanding for 2 vehicles

Garden: West facing

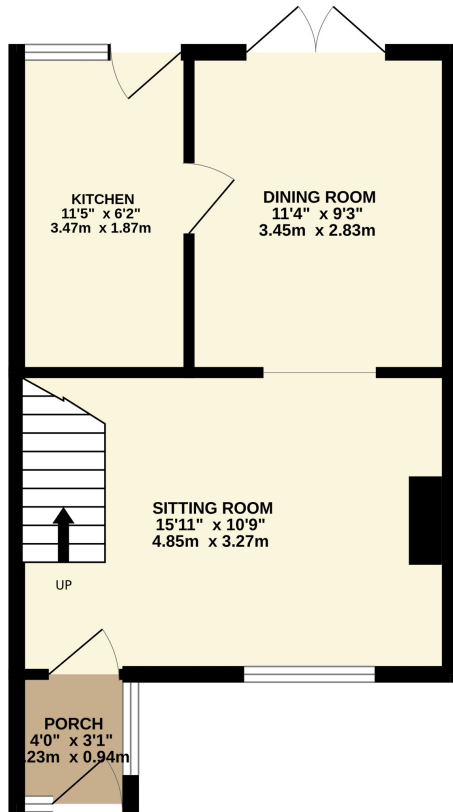
Local Authority: Dorset Council

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

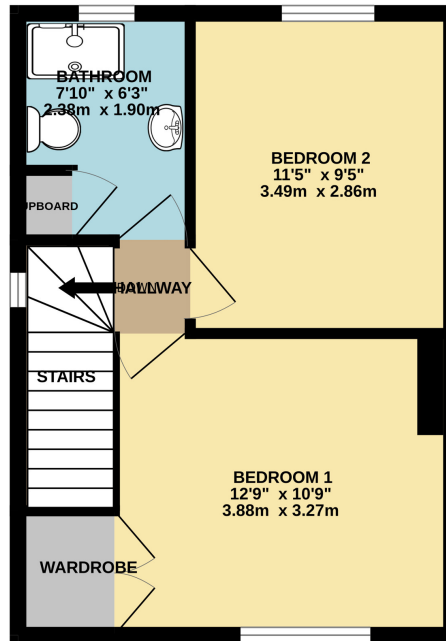
Council Tax Band: B



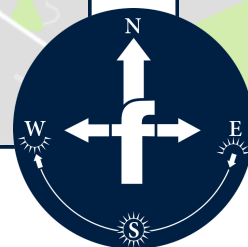
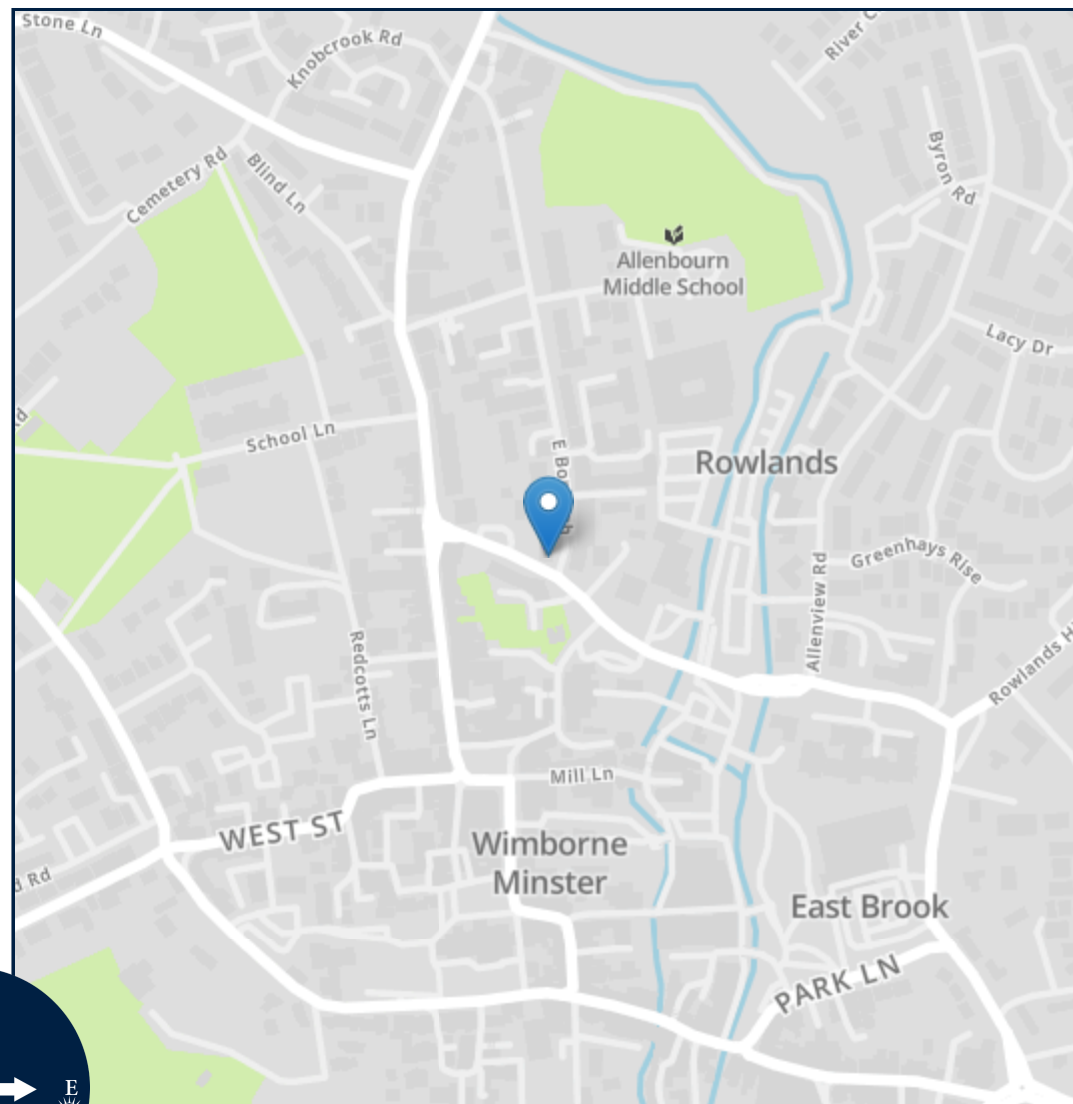
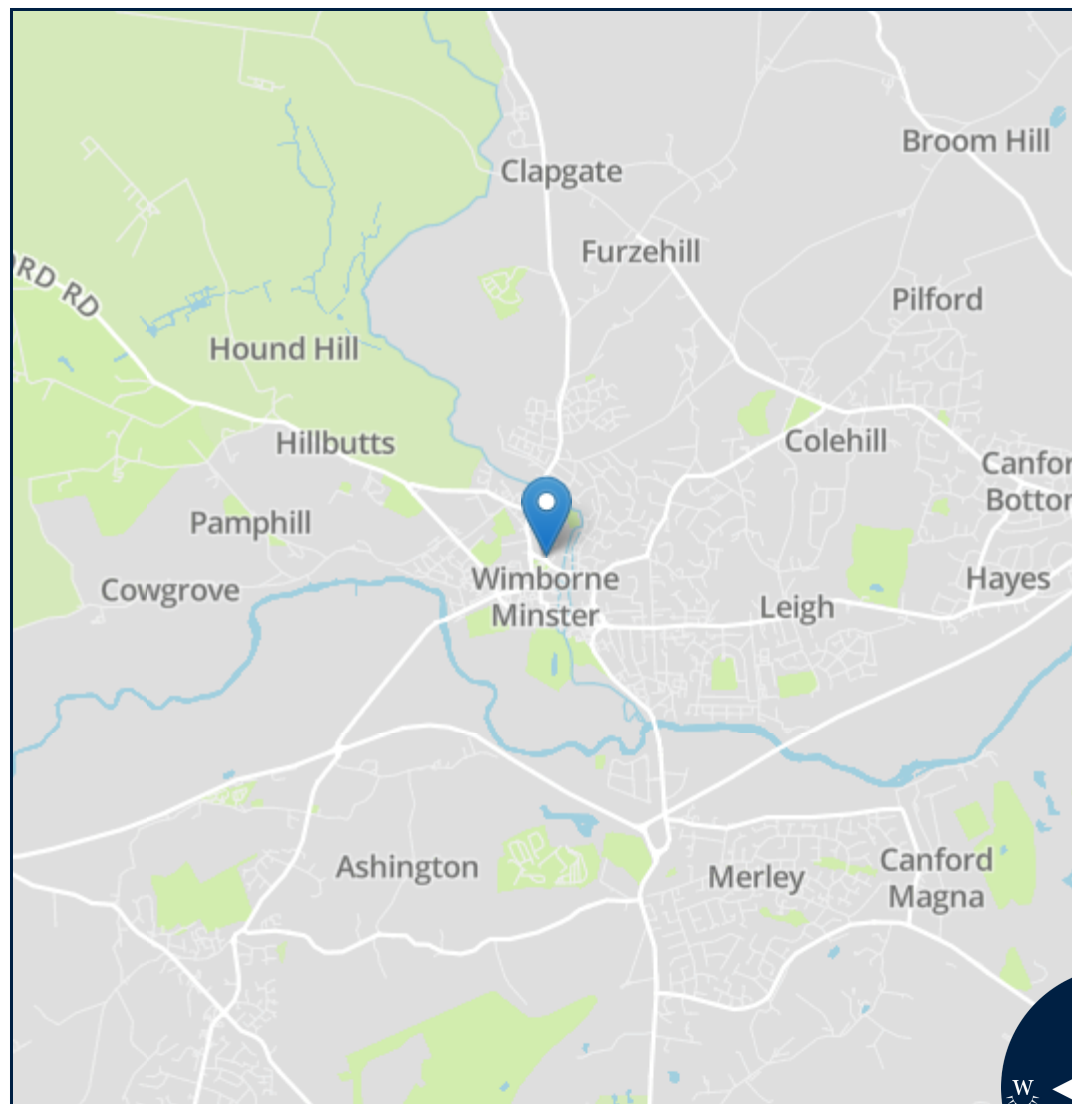
GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.3 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>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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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