



Asking Price

£440,000

Freehold

REMPSTONE ROAD, WIMBORNE BH21 1SX



- ◆ **DETACHED FAMILY HOME**
- ◆ **THREE DOUBLE BEDROOMS**
- ◆ **TWO RECEPTION ROOMS**
- ◆ **SCOPE TO IMPROVE**

A detached, three bedroom, family home being offered without a forward chain and offering scope for a buyer who wants to put their own stamp on a property. South facing garden, gas fired heating, double glazing throughout and an integral garage compliment this home, which sits in a preferred residential location.

Property Description

Located within the popular area of Merley, this property enjoys a convenient position close to a range of local amenities and well-regarded schools. Offered to the market for the first time in over 30 years, this home presents a wonderful opportunity for prospective buyers.

The property is situated at the start of a quiet residential cul-de-sac, and the accommodation comprises a kitchen, generous living room, dining room and cloakroom to the ground floor. To the first floor are three well-proportioned double bedrooms, a family bathroom and a separate WC.

While the home would benefit from some cosmetic updating, it offers fantastic potential for buyers looking to modernise and create a home tailored to their own tastes. Further benefits include double glazing throughout and gas-fired heating.

Gardens and Grounds

The front garden is primarily laid to a tarmac driveway which is suited to several vehicles and in turn gives access to the integral single garage which has an up and over style door. Gated access to the side of the home leads to the south facing, well stocked, rear garden which is primarily laid to lawn, and there is a patio area spanning the rear elevation of the home.

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. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, 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: 1095 sq ft (101.7 sq m)

Heating: Gas fired (Combi)

Glazing: Double glazed

Parking: Integral garage and driveway

Garden: South facing

Loft: No ladder.

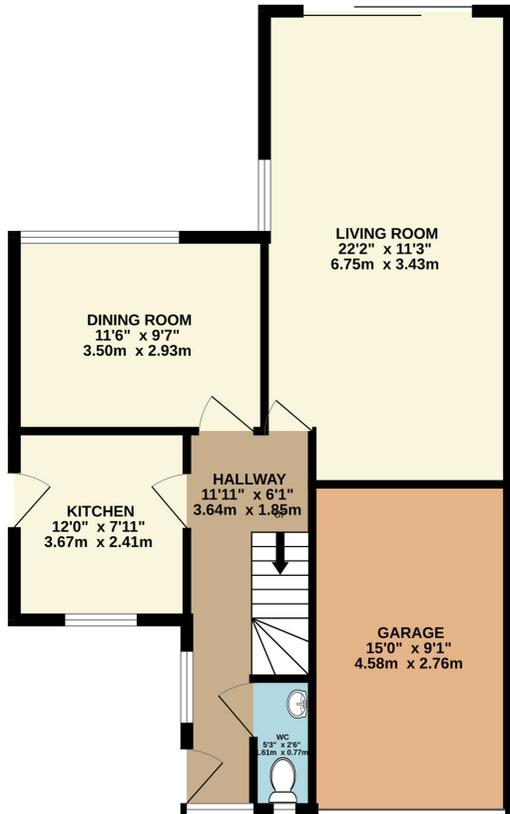
Main Services: Electric, water, drains, gas, telephone

Local Authority: BCP Council

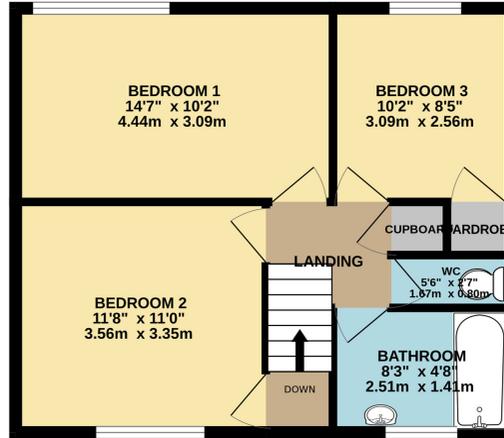
Council Tax Band: D

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

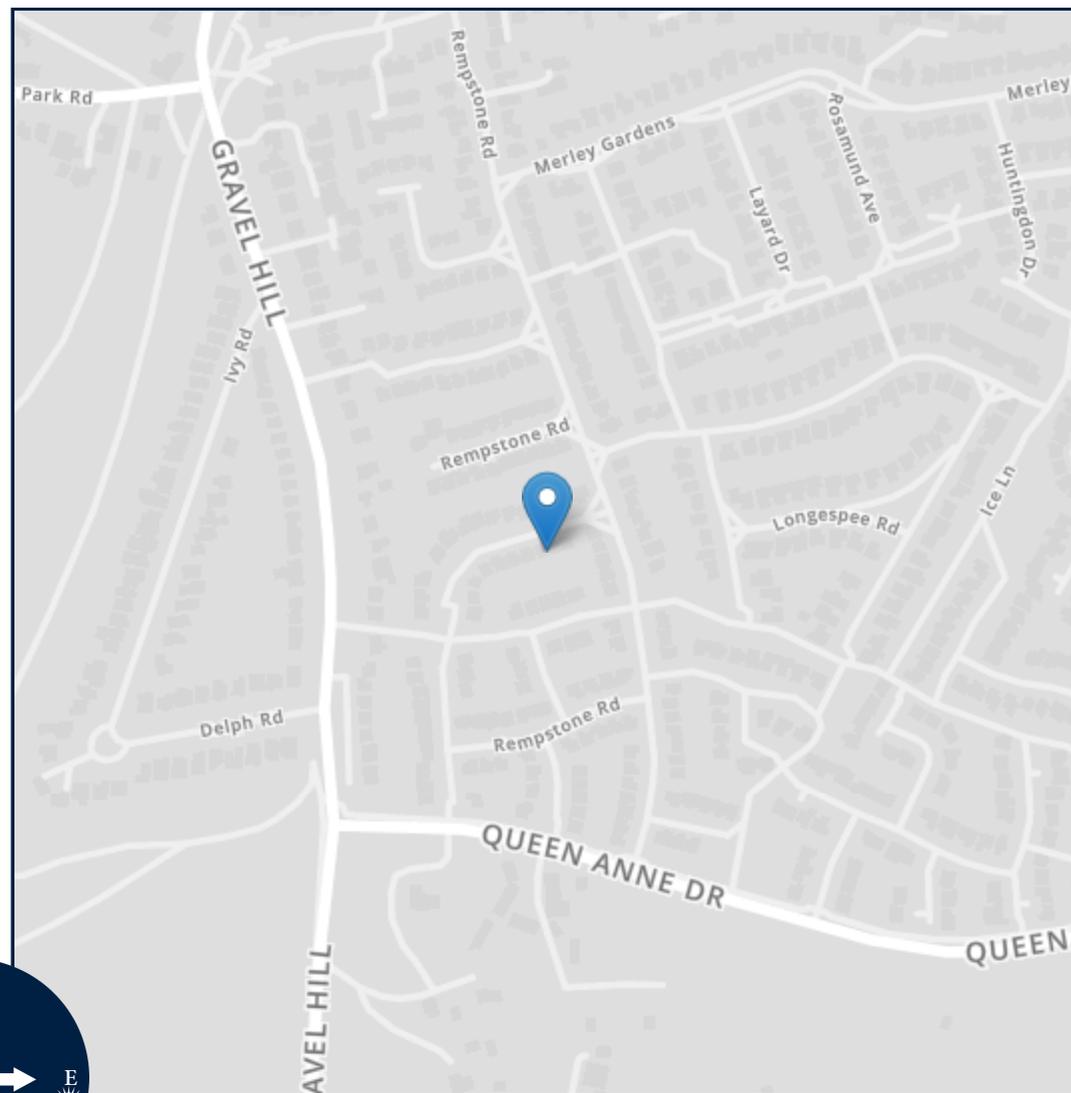
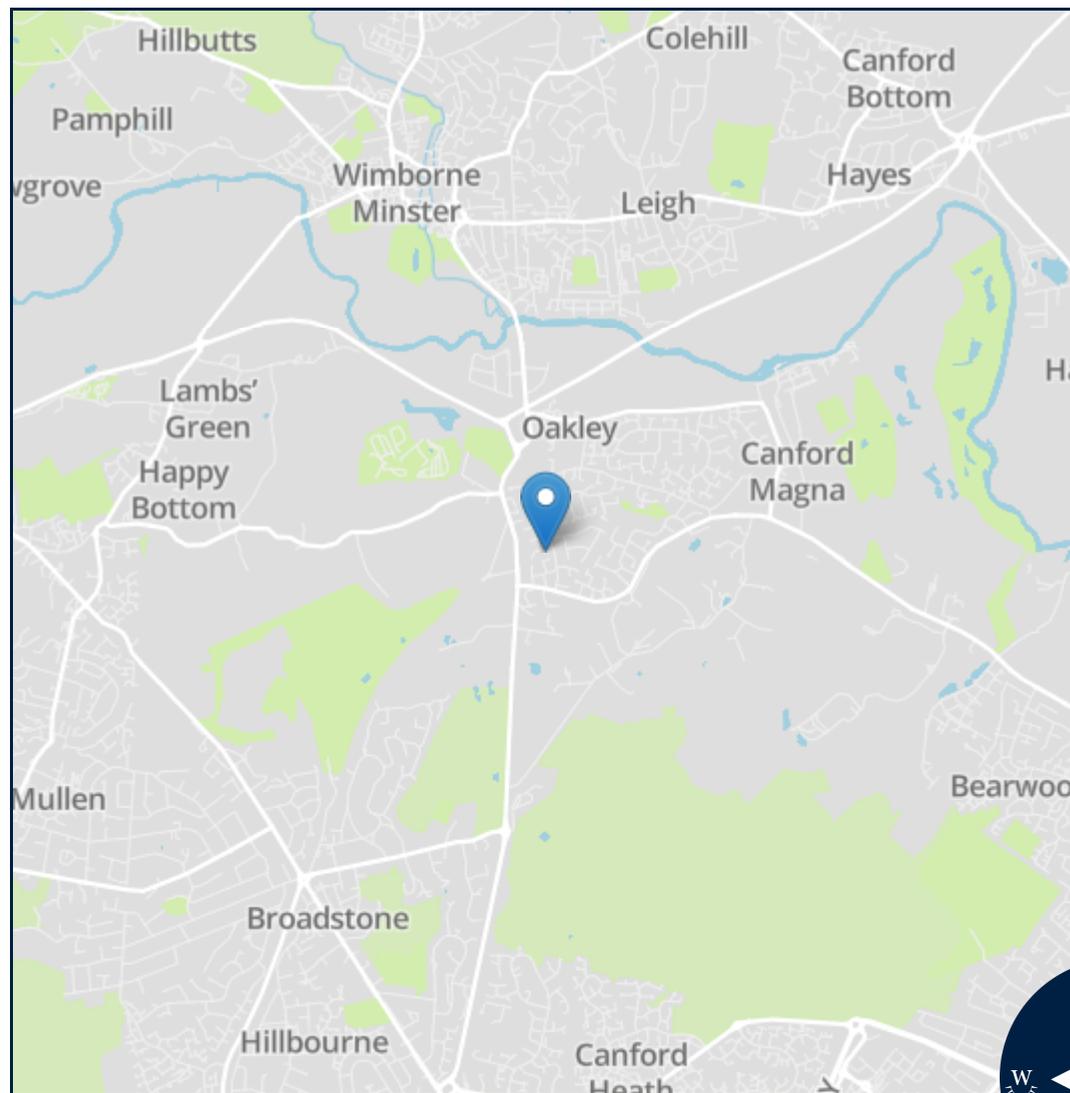
GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	77
(55-68) D	69
(35-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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