

BARNES CRESCENT, WIMBORNE BH21 2AZ

Asking Price
£347,500

Freehold



- ◆ SEMI DETACHED STARTER HOME
- ◆ THREE WELL PROPORTIONED BEDROOMS
- ◆ EASTERLY FACING REAR GARDEN
- ◆ TANDEM PARKING FOR TWO VEHICLES
- ◆ GENEROUS OPEN PLAN LIVING
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ GAS FIRED HEATING
- ◆ SOLE AGENTS

A well proportioned, three bedroom, semi-detached home completed in 2021 and benefiting from a generous open plan living space, easterly facing rear garden and off road parking for two vehicles.

Property Description

The property was constructed in 2021 by a local independent builder and the accommodation has been thoughtfully designed with young families in mind. The ground floor has a formal entrance hallway, cloakroom and generous open plan kitchen and living room, which spans the entire rear elevation of the property. The first floor lays host to three well-proportioned bedrooms and a fully fitted family bathroom and there is underfloor heating throughout the downstairs. Furthermore, the home has gas fired heating, is double glazed throughout and is being offered with the benefit of the remaining builders guarantee.





Gardens and Grounds

The rear garden is primarily laid to hard standing but soft landscaping could easily be introduced to suit and the garden extends to include an area that lends itself to the installation of a garden studio. A garden gate denotes access to the parking facility where there is a tandem space suited to two vehicles, and the boundaries of the garden are clearly denoted with closed panel fencing.

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 dating back over 50 years 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. 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: 847 sq ft (78.7 sq m)

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed

Loft: 50%. No ladder.

Parking: Tandem parking for 2 vehicles

Garden: East facing

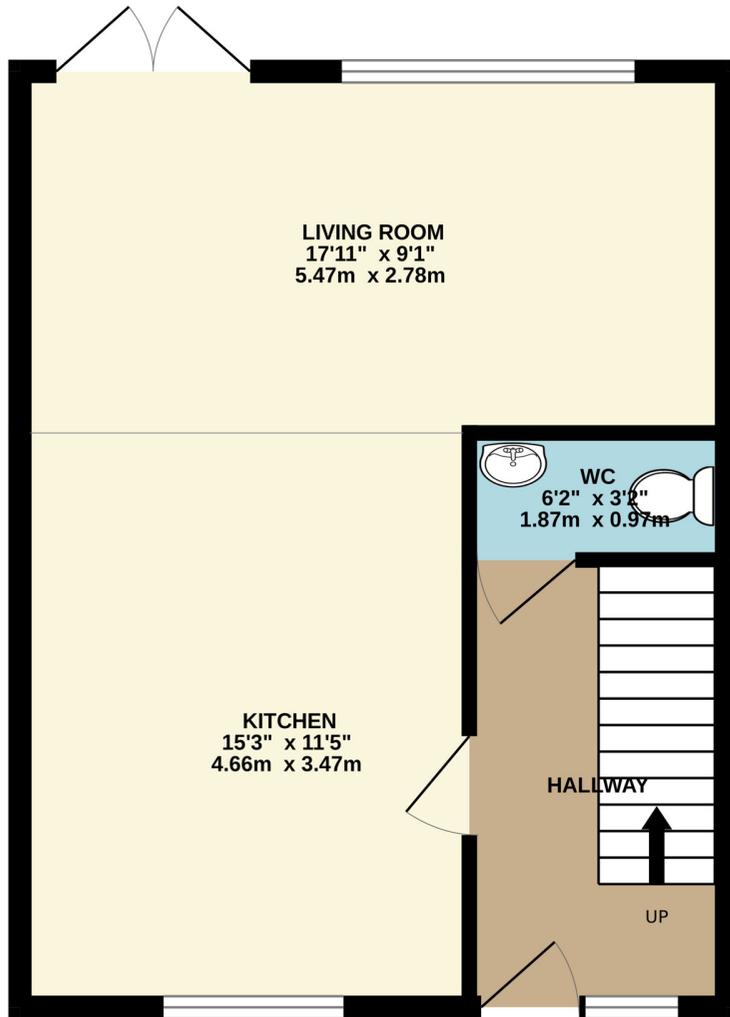
Main Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council. Council Tax Band: C

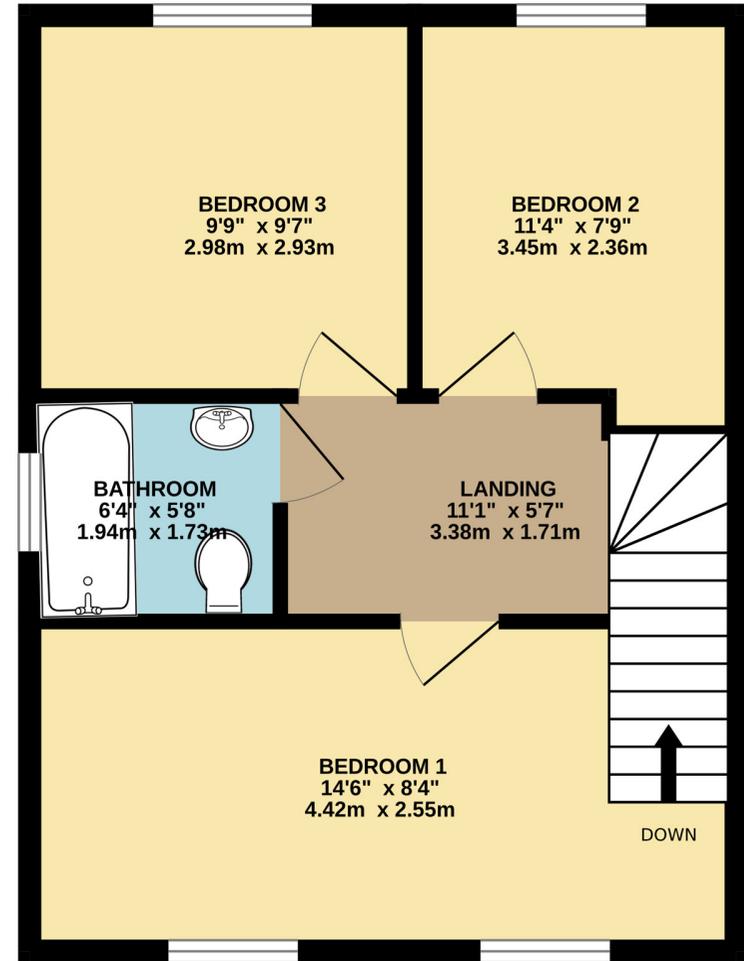
Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk



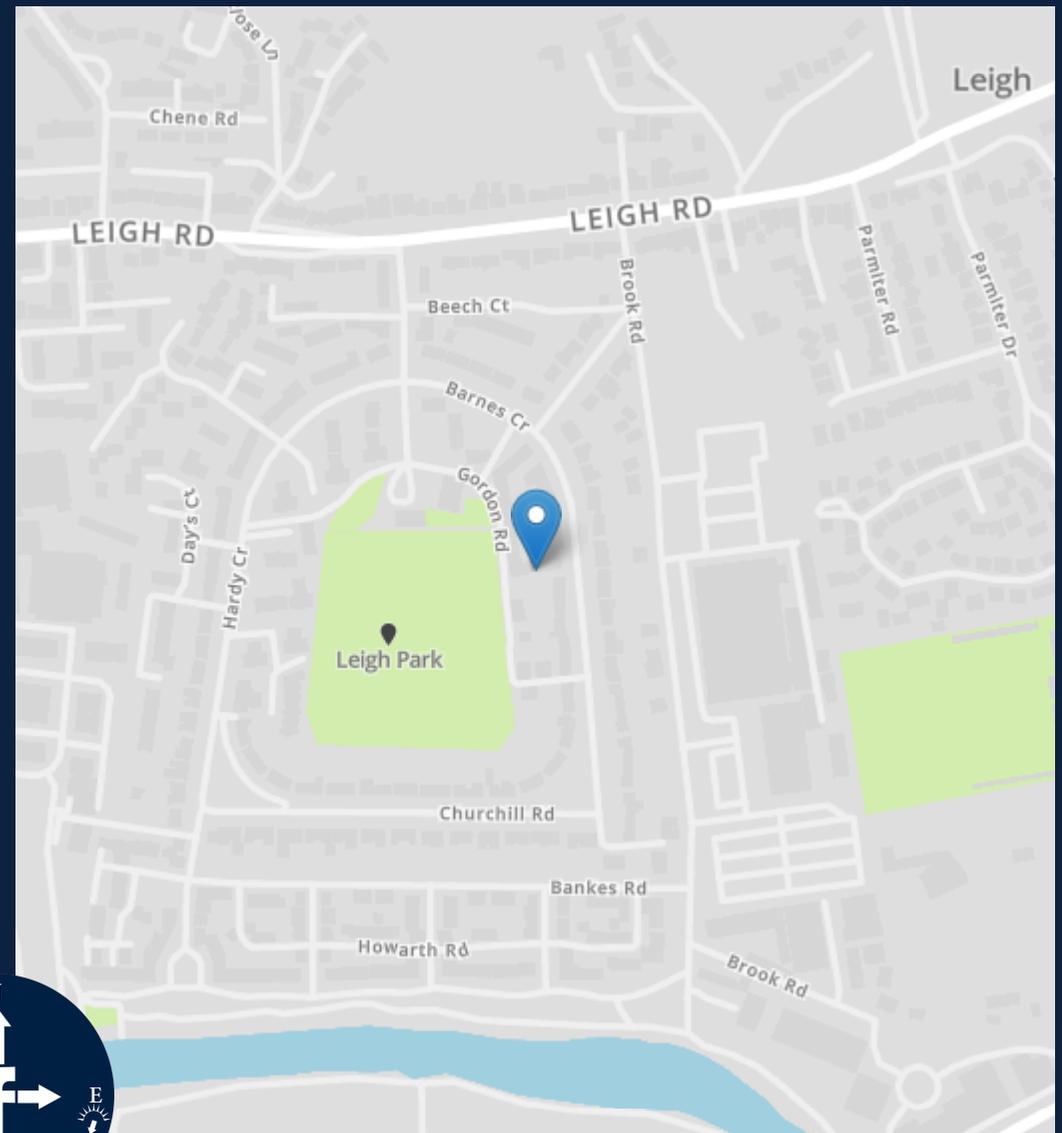
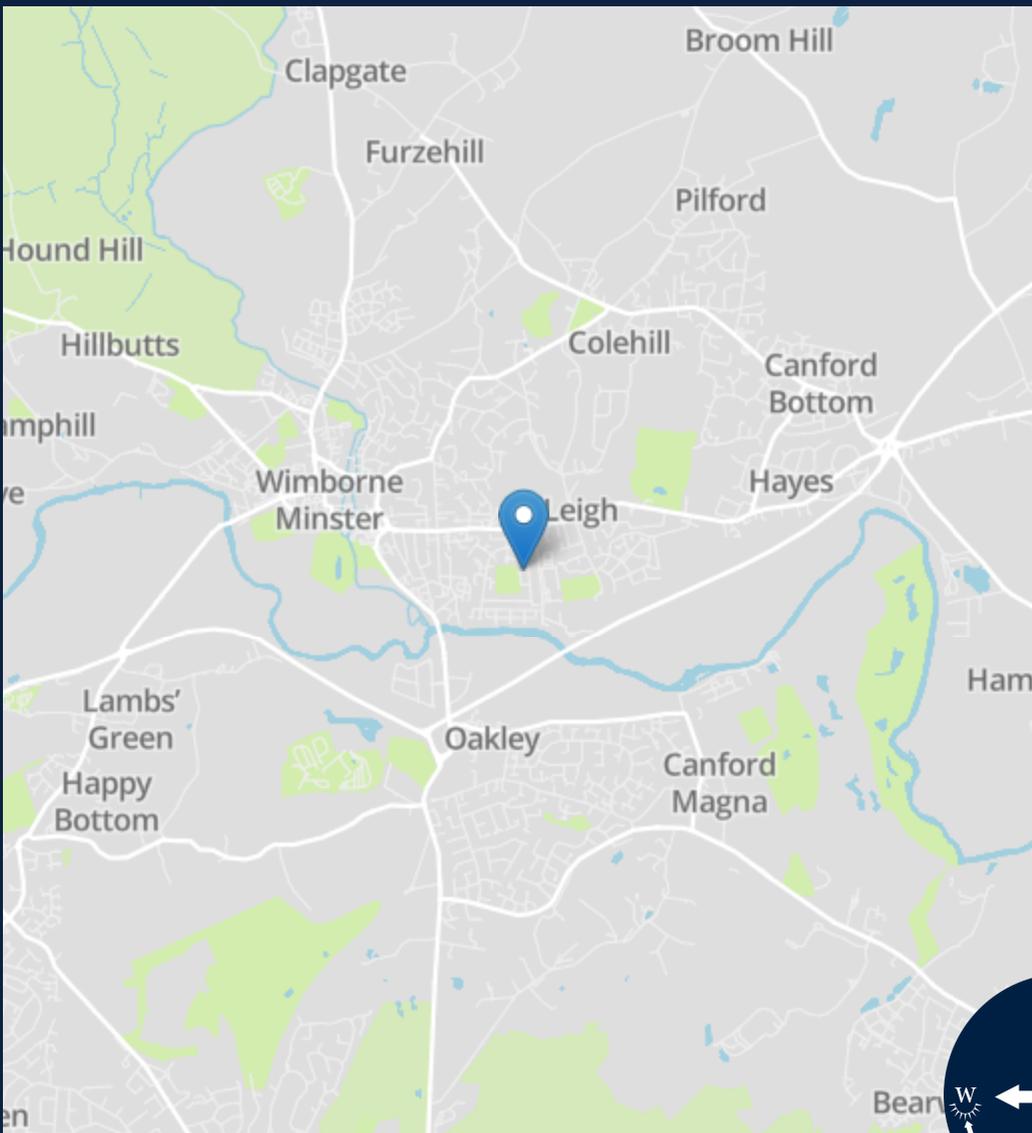
GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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+)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	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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12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000