



Asking Price

£550,000

IVY ROAD, WIMBORNE BH21 1RT

Freehold



- ◆ DETACHED BUNGALOW
- ◆ THREE BEDROOMS
- ◆ PLOT APPROACHING 1/4 ACRE
- ◆ SCOPE TO DEVELOP (STPP)
- ◆ NO FORWARD CHAIN
- ◆ DETACHED DOUBLE GARAGE
- ◆ SOUTH EASTERLY ASPECT
- ◆ SOLE AGENTS

A well proportioned, three bedroom, detached bungalow positioned on a generous plot and boasting tremendous scope for a purchaser to put their own stamp on the home as well as extend (STPP). No forward chain.

Property Description

Ivy Road is positioned on the fringes of Merley, neatly located between Broadstone and Wimborne with their wealth of shopping and entertainment facilities. Furthermore, Ivy Road runs alongside the Castleman trailway which links both and also gives access to Delph Woods, which is ideal for dog walkers and families alike. The bungalow originally dates from the late 1930's and has been within its current custodian's family for nearly 60 years. Positioned on a wide, generous plot, the property has scope, not only to be modernised, but also extended (STPP), allowing any prospective purchaser to truly put their own stamp on the home. The accommodation currently offers a living room, dining room, three bedrooms, kitchen, bathroom, purpose built conservatory and separate cloakroom. Furthermore, the home has been double glazed and has night storage heating, however, a gas connection is available in the road.





Gardens and Grounds

The property is positioned centrally within its plot which has a south to south- easterly orientation and approaching 1/4 of an acre. The gardens are primarily laid to lawn with mature borders and there is a detached double garage with an up and over style door and benefiting from power and light.

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: 1450 sq ft (134.7 sq m)

Heating: Night storage

Glazing: Double glazed

Parking: Detached double garage

Garden: South East

Loft: Ladder installed 50% boarded.

Main Services: Electric, water, drains, telephone

Council Tax Band: E

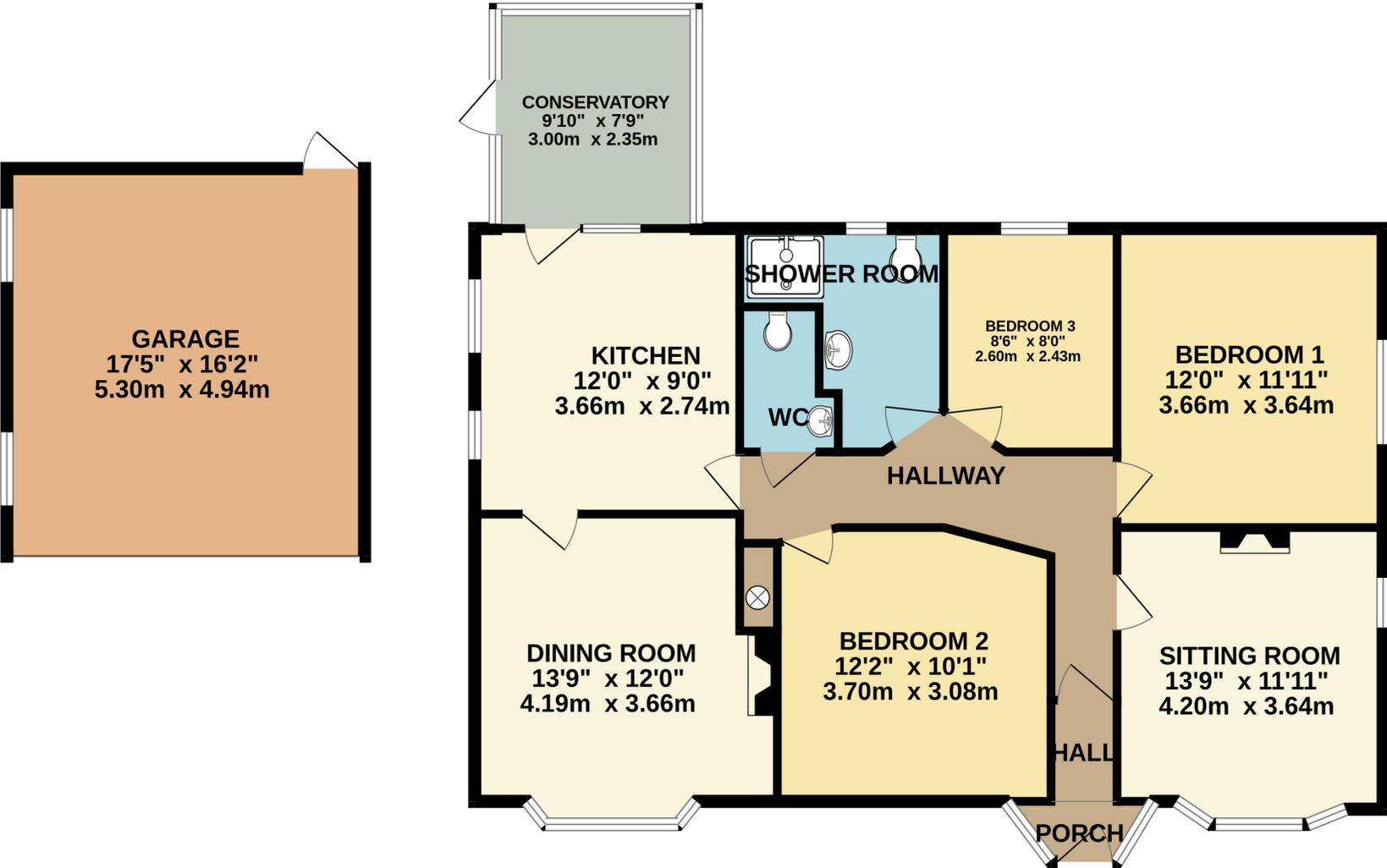
Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk



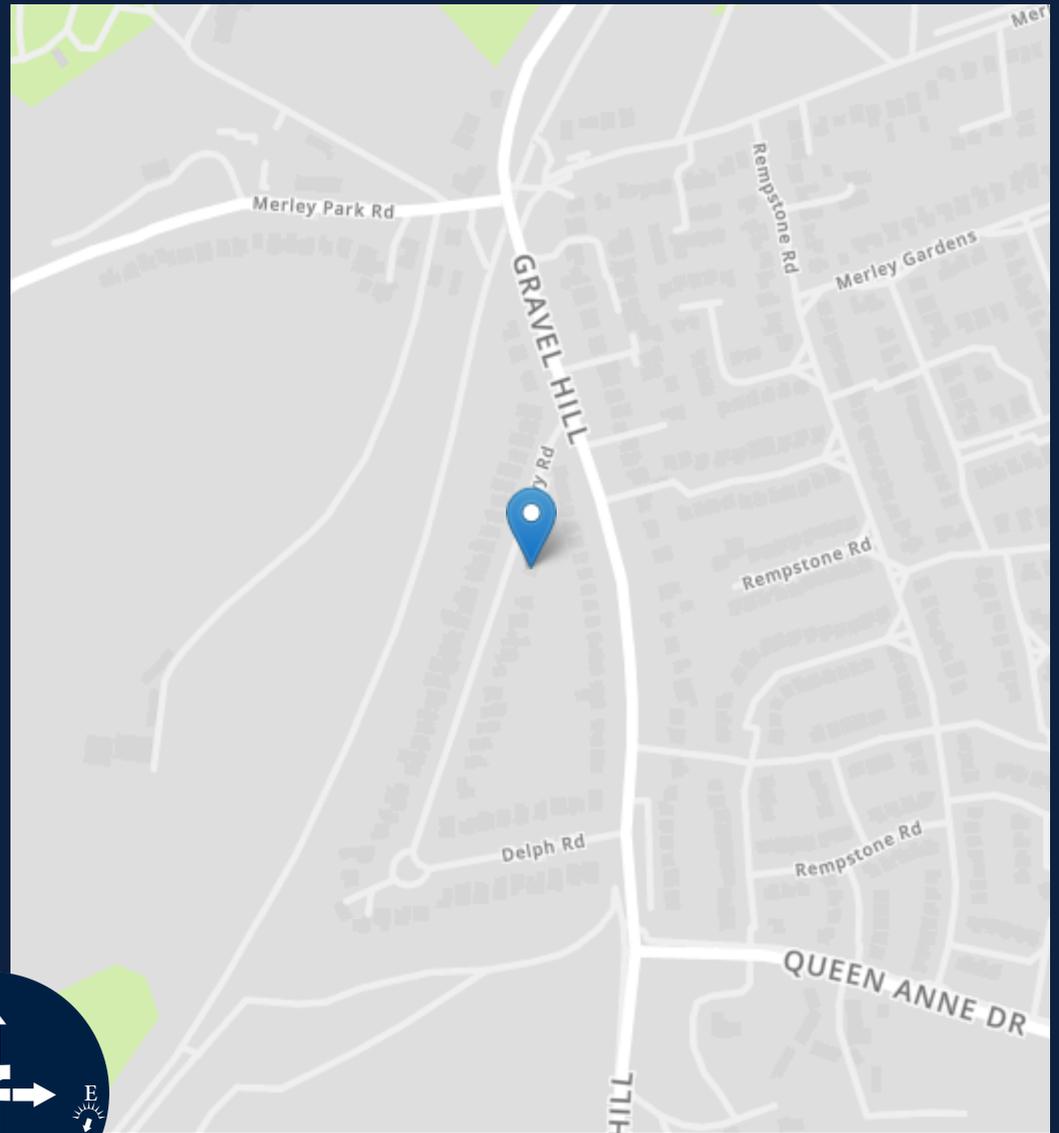
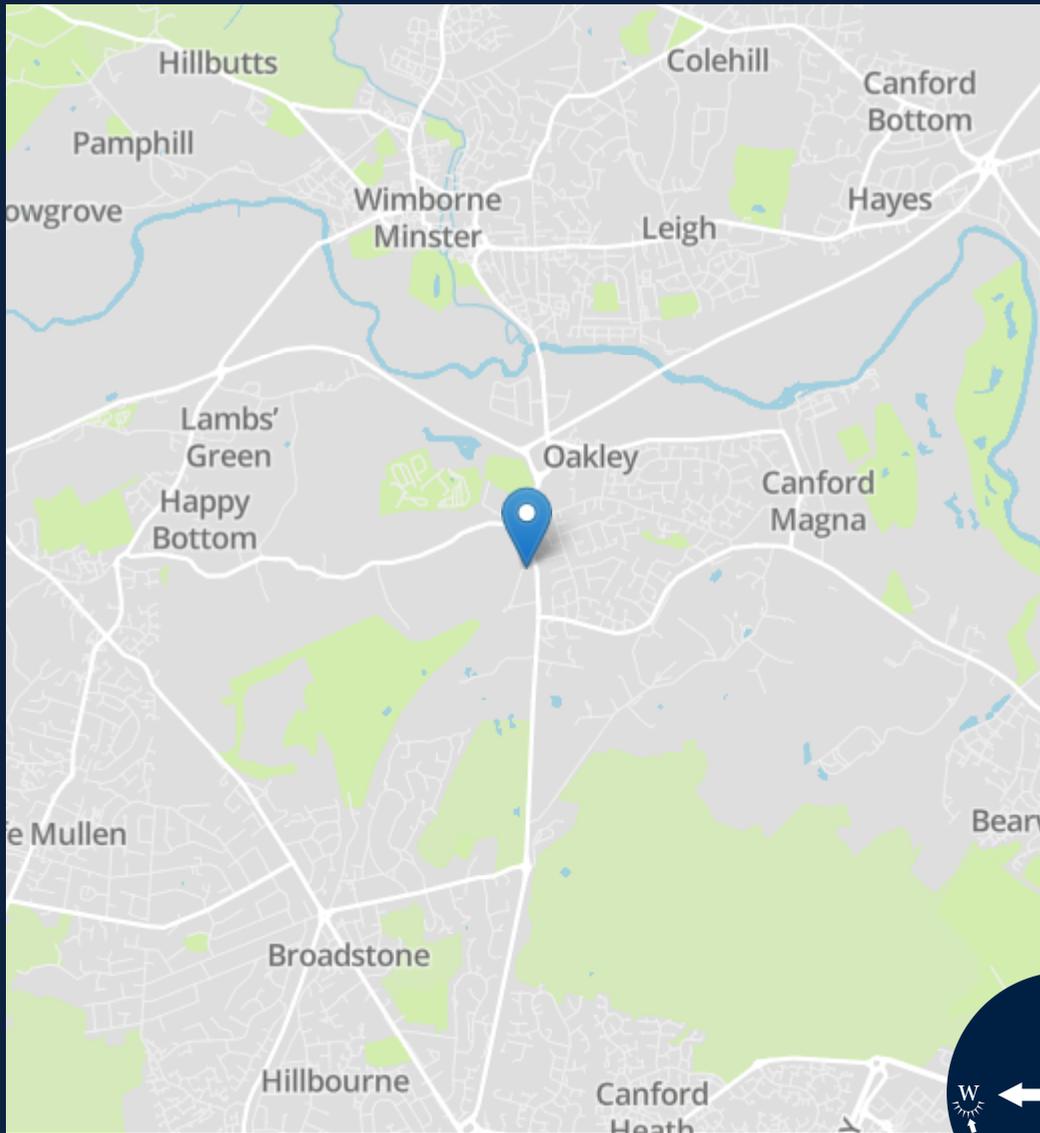


GROUND FLOOR

1450 sq.ft. (134.7 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	41	
(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