



Asking Price

£397,500

Freehold

GROVE ROAD, WIMBORNE BH21 1BW



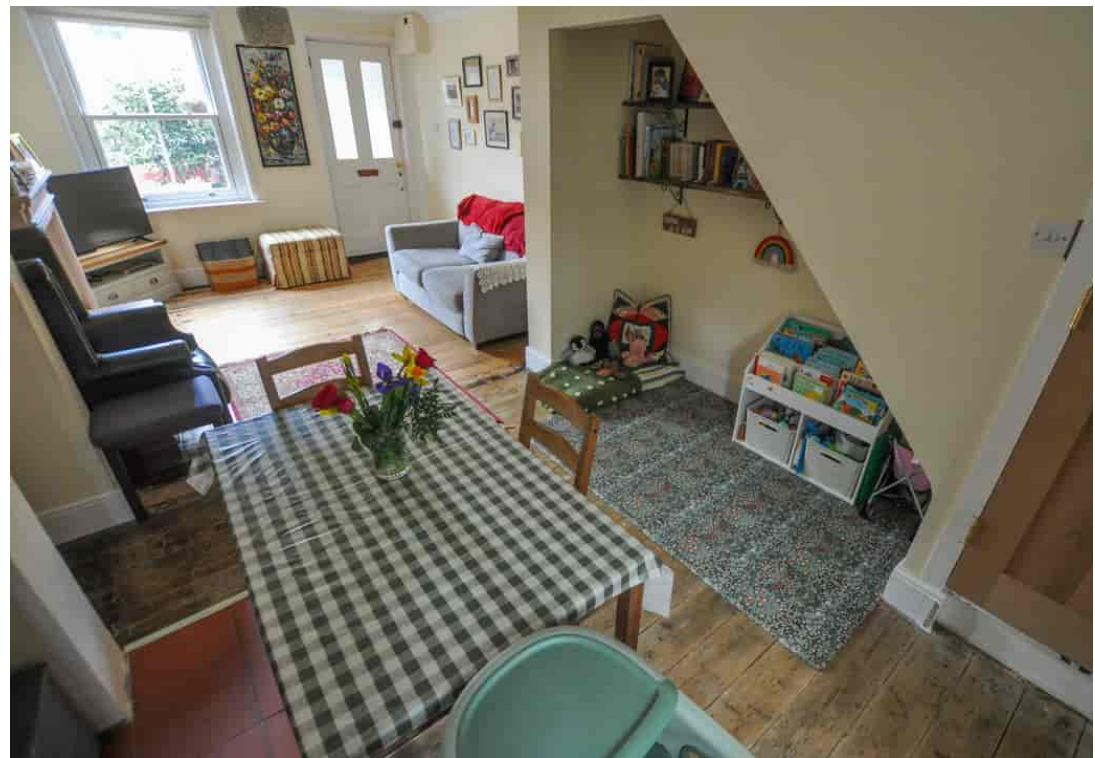
- ◆ SEMI-DETACHED COTTAGE
- ◆ THREE BEDROOMS
- ◆ VICTORIAN STYLE
- ◆ CLOSE TO TOWN CENTRE
- ◆ WESTERLY FACING GARDEN
- ◆ OPEN PLANNED LIVING
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ SOLE AGENTS

A Victorian, three bedroom, semi-detached cottage within the heart of Wimborne's Victorian Quarter and boasting a westerly aspect rear garden as well as an open plan living space and recently completed family bathroom.

Description

Thimble Cottage is situated in Grove Road within the heart of the Victorian Quarter and boasts charming, traditional, accommodation whilst being within easy reach of the town centre. The accommodation comprises of an open plan living and dining room, country style kitchen with adjacent garden room to the ground floor and there are two bedrooms and a family bathroom to the first floor. Furthermore the current vendors have completed a sympathetic loft conversion which provides a generous third bedroom and the property has been entirely double glazed throughout and benefits from gas fired heating.





Outside

The front garden is ornate with mature shrub beds and bushes and a pathway leads to the right hand side of the home which in turn denotes access to the rear garden. The rear garden is split into three principle areas with a paved patio adjoining the rear elevation, a central garden which has just been seeded to lawn and a further patio area towards the rear boundary where there is a wood built garden room.

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: 606 sq ft (56.3 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Casual on road

Garden: Front and rear

Main Services: Electric, water, gas, drains

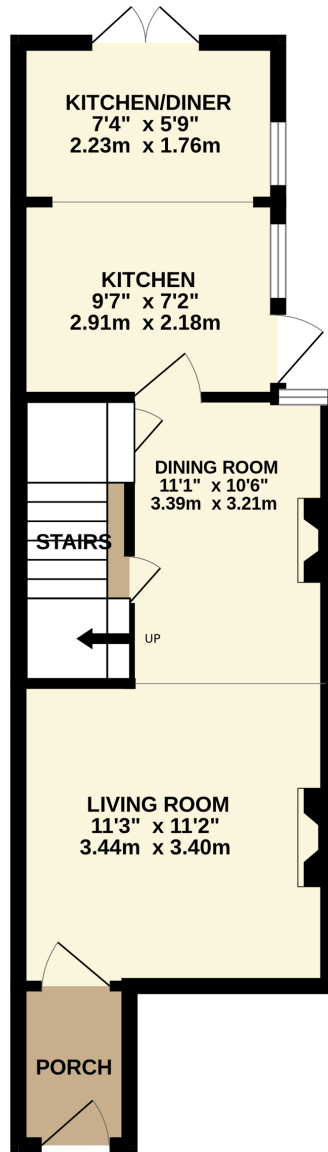
Local Authority: Dorset Council

Council Tax Band: B

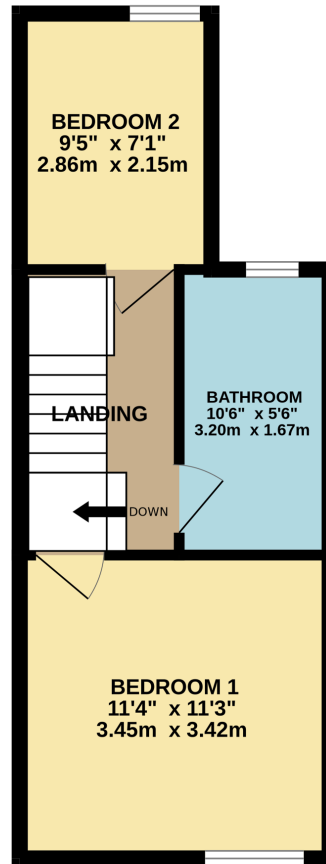




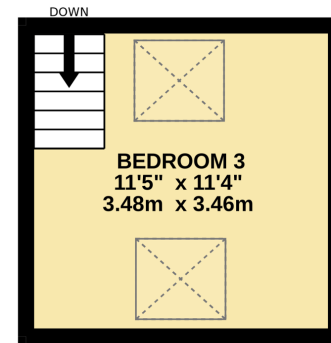
GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.

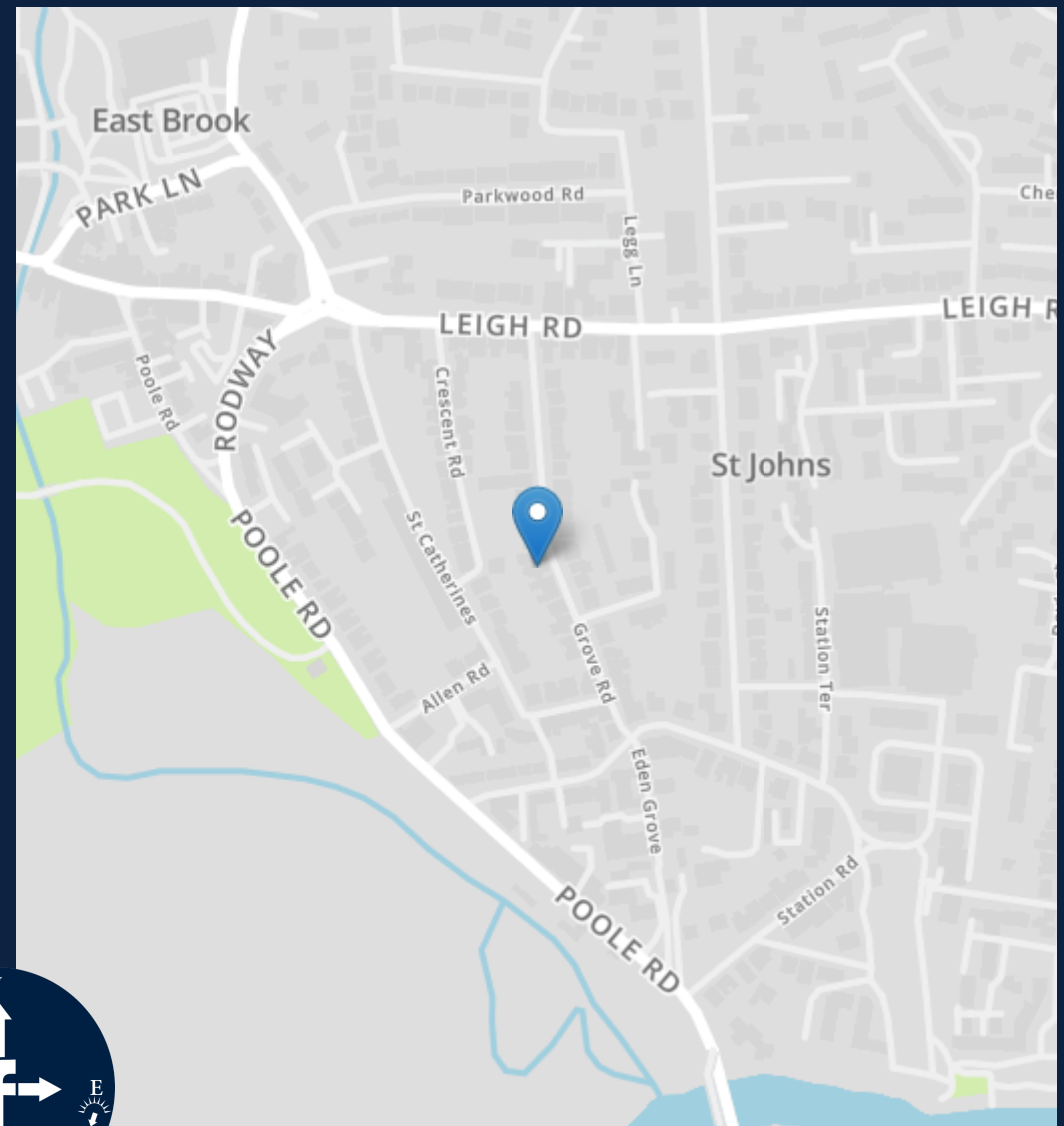
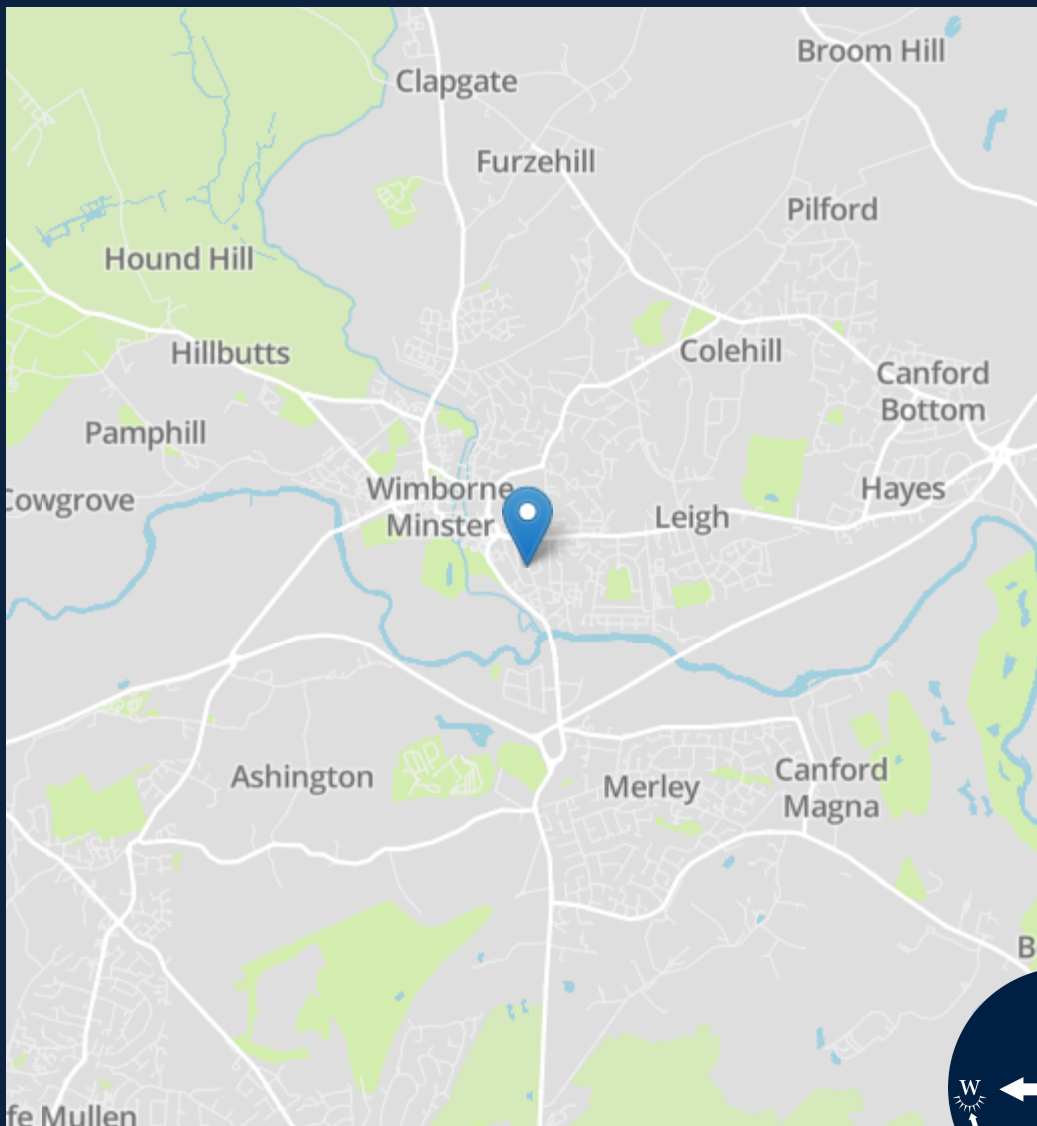


1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



2ND FLOOR
130 sq.ft. (12.0 sq.m.) approx.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	80
(21-38) F	55
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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