

FOR SALE
01202 880000
www.fisks.co.uk
fisks

Guide Price

£395,000

Freehold

BARNES CRESCENT, WIMBORNE BH21 2AZ



- ◆ SEMI DETACHED HOUSE
- ◆ THREE DOUBLE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ NO FORWARD CHAIN

A well proportioned, semi-detached, three bedroom home in need of complete modernisation and boasting the potential to be extended (STPP) as well as having a generous garden and being offered without a forward chain.

Property Description

The property sits on the southerly edge of Wimborne Rugby club and boasts versatile accommodation which currently comprises of a living room, dining room and kitchen to the ground floor with three double bedrooms and a family bathroom to the first floor. The home is in need of modernisation throughout and, in our opinion, has scope to be extended (STPP). Furthermore, the property benefits from gas fired heating and is being offered for sale without a forward chain.

Gardens and Grounds

The front garden is laid to lawn and there is gated access to the right hand side of the property, which in turn leads to the right hand side of the home. The rear garden is also entirely laid to lawn and is approaching 100ft in depth.

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: 947 sq ft (88 sq m)

Heating: Gas fired (combi)

Glazing: Double glazed

Parking: N/A

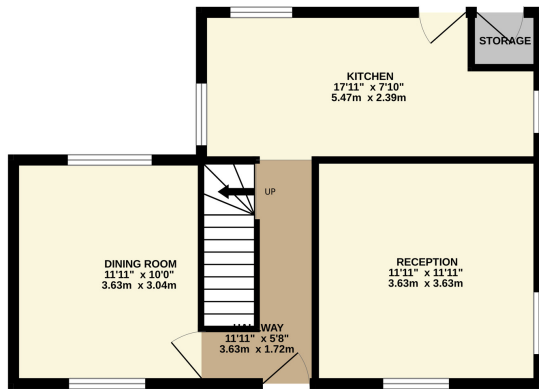
Garden: North facing

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

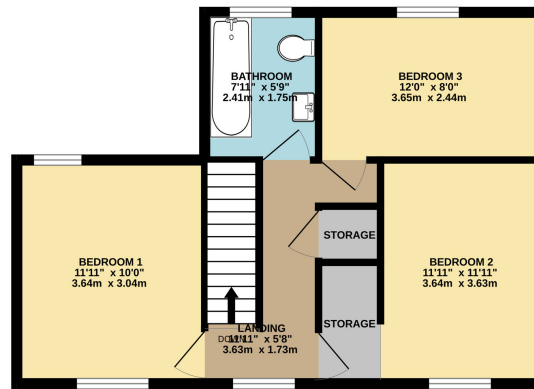
Local Authority: Dorset Council

Council Tax Band: C

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.

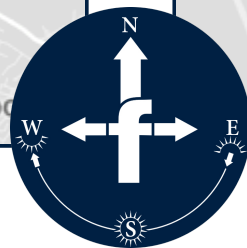
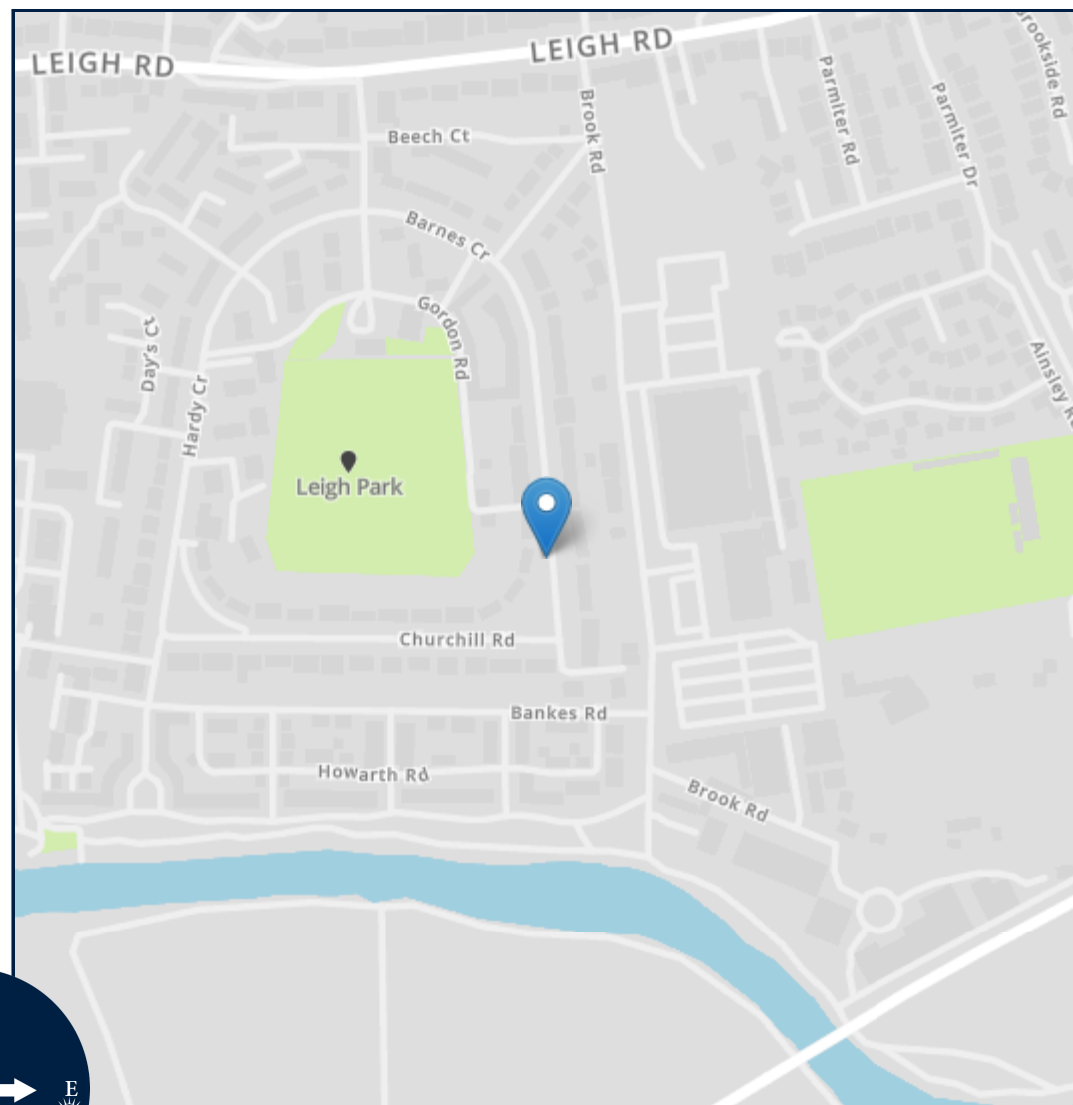
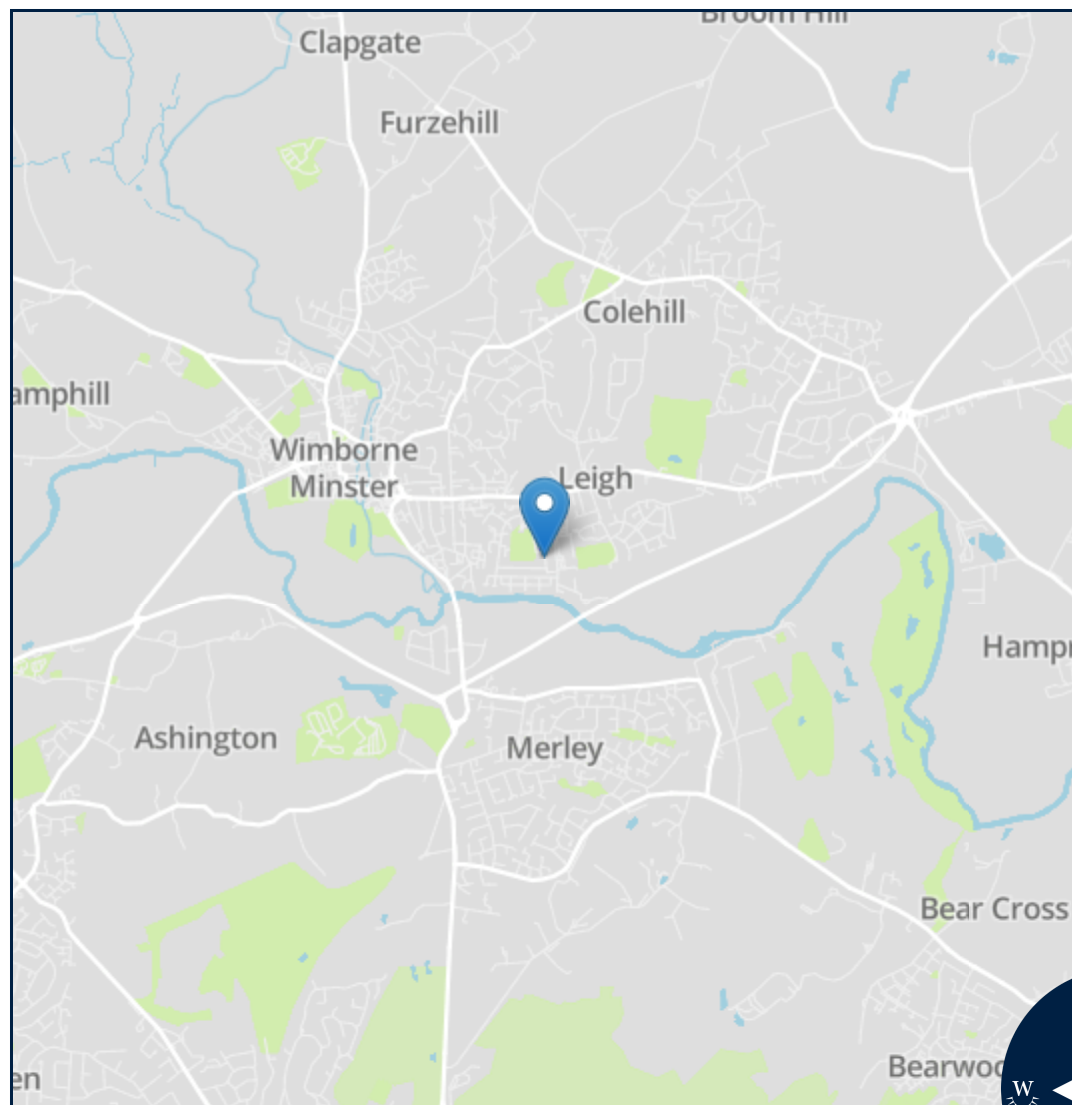


1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (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.



12 East Street, Wimborne,
Dorset, BH21 1DS
www.fisksestateagents.co.uk
01202 880000