



Asking Price

£535,000

OAKLEY HILL, WIMBORNE BH21 1QH

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ THREE DOUBLE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ GENERAL MODERNISATION REQUIRED
- ◆ OFF ROAD PARKING
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ NO FORWARD CHAIN
- ◆ SOLE AGENTS

A detached, three bedroom, family home boasting scope to be extended (STPP) and in need of general modernisation throughout being offered without a forward chain.

Property Description

Oakley Hill is positioned within easy reach of Wimborne town centre and this particular home is positioned on the Easterly side of the road. The home offers traditional accommodation which, in our opinion, could easily be added to (STPP) and comprises of an open plan lounge/dining room, conservatory and kitchen on the ground floor and there are three double bedrooms, family bathroom and a separate cloakroom on the first floor. The home has been double glazed throughout and benefits from gas fired heating.





Gardens and Grounds

The front garden is laid to a kept lawn. The tarmacadam driveway is capable of accommodating several vehicles and in turn gives access to a covered carport which has an up and over style garage door. The rear garden is easterly in orientation, well stocked and is split in to two principle areas. The first, as formal garden, and the further area adjoining the rear elevation, has been historically used as a kitchen garden.

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: 1225 sq ft (113..8 sq m)

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed

Parking: Off road parking, driveway & car port

Garden: East facing

Loft: 25% Ladder installed & lighting.

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

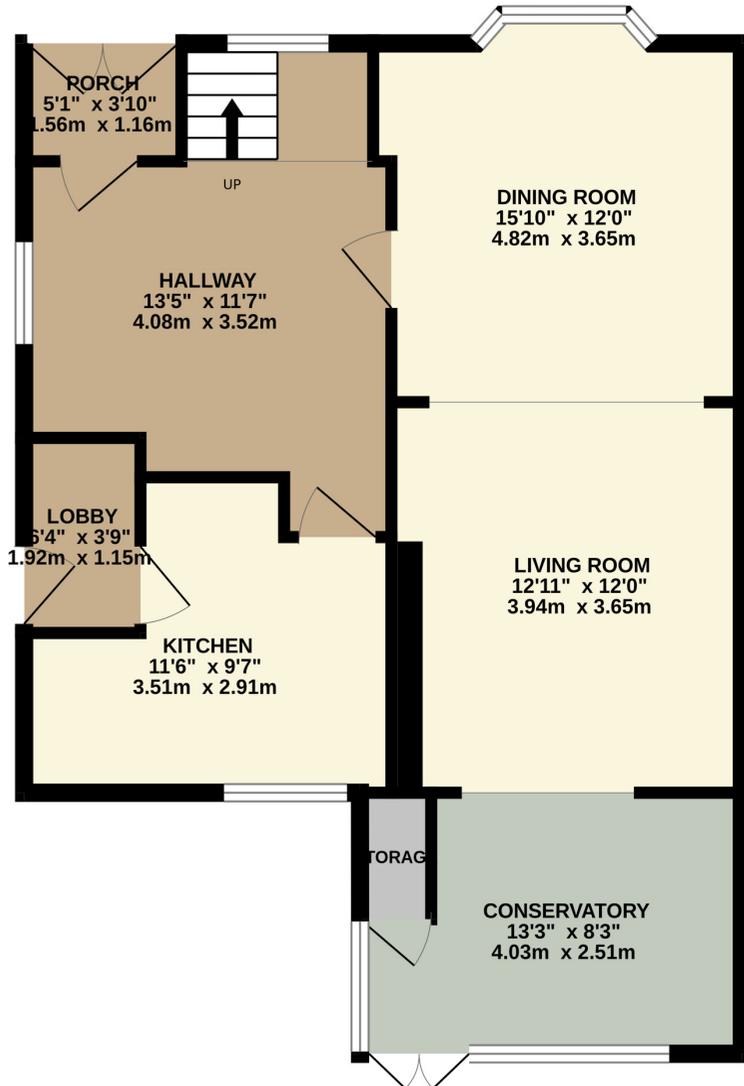
Local Authority: BCP Council

Council Tax Band: E

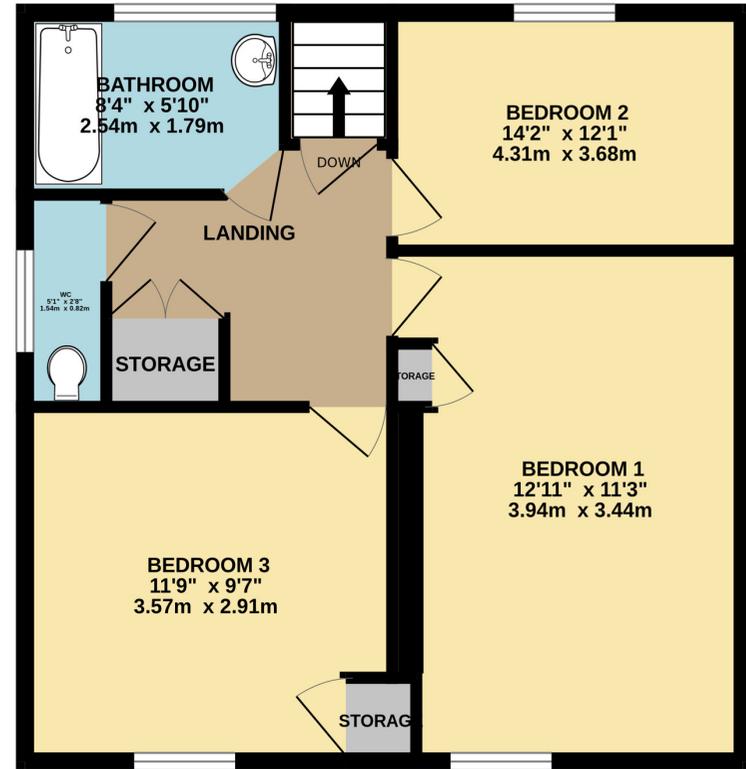


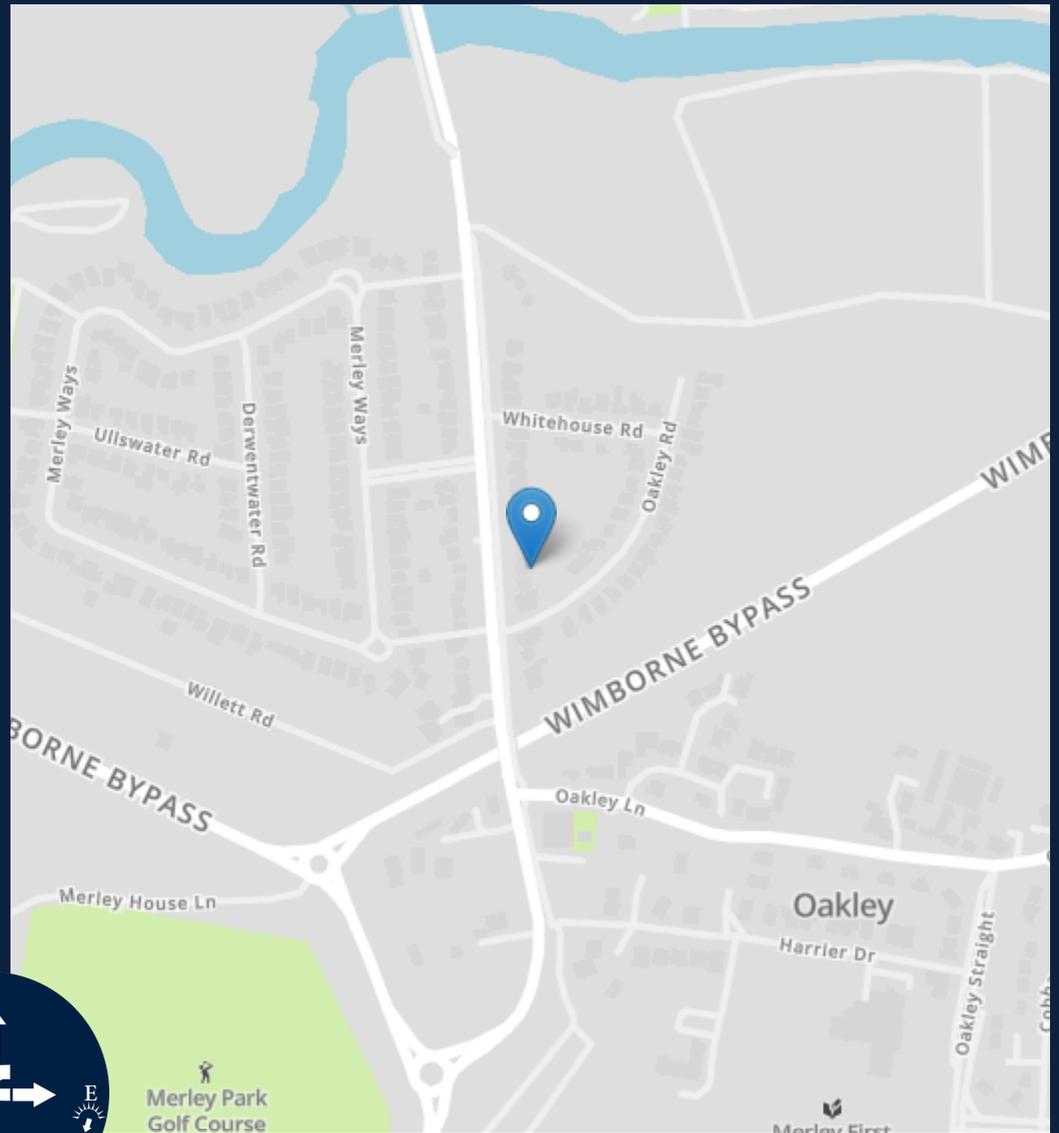
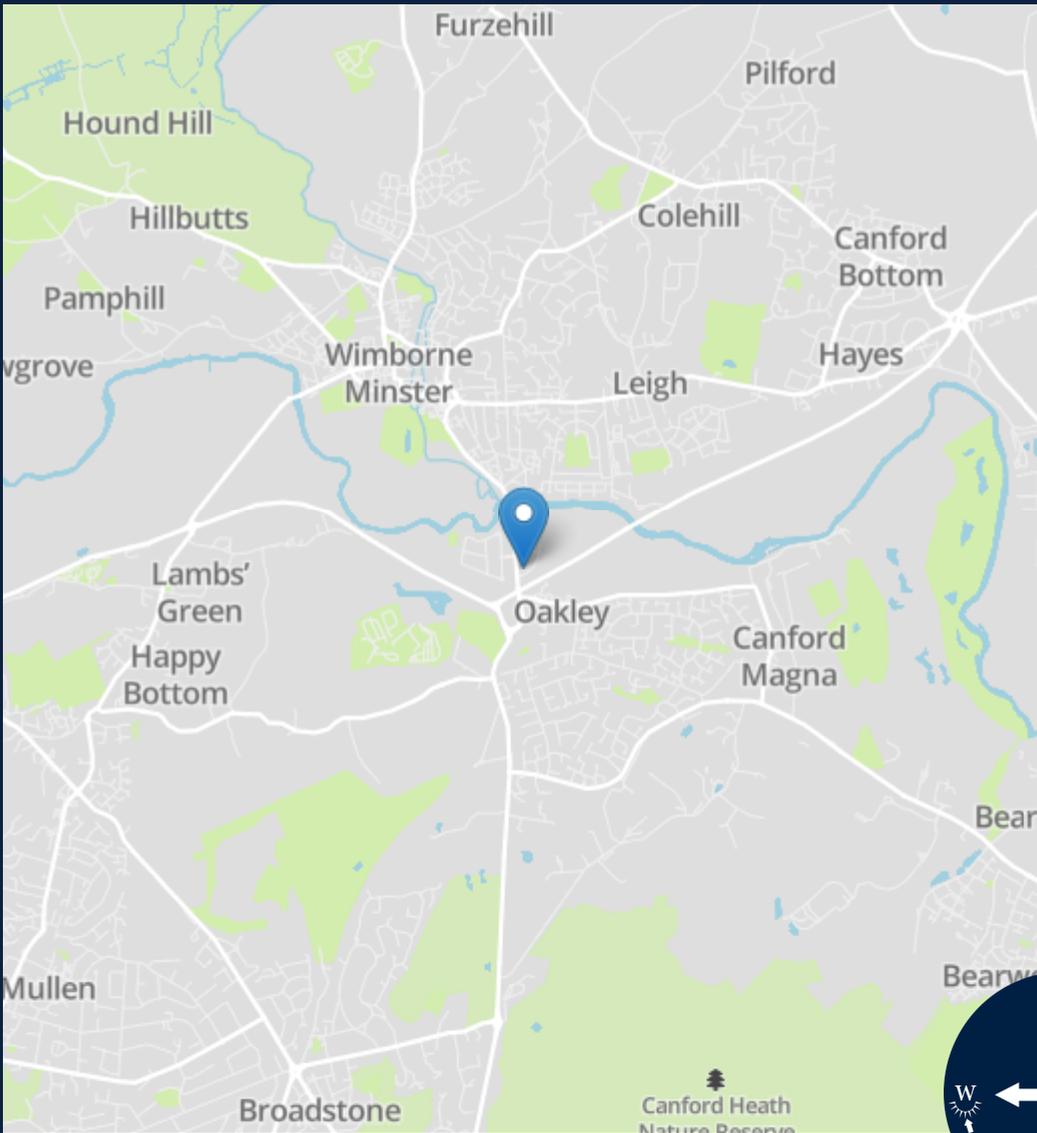


GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	73
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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