



Asking Price

£425,000

Freehold

ALLEN ROAD, WIMBORNE BH21 1BQ



3



2



1



3



1

- ◆ **THREE BEDROOM VICTORIAN HOME**
- ◆ **END OF TERRACE**
- ◆ **GENEROUS OFF ROAD PARKING**
- ◆ **NO FORWARD CHAIN**

A deceptive and versatile three bedroom Victorian end of terrace house situated within easy walking distance of Wimborne Town Centre and boasting scope to be extended (STPP) as well as having off road parking and no forward chain.

Property Description

The home sits within Wimborne's Victorian quarter and boasts traditional accommodation, which would suit a wide variety of purchasers. The ground floor boasts two independent reception rooms and an extended kitchen with French doors that open out on to the rear garden. The first floor has two double bedrooms, as well as a smaller third bedroom, and generous family bathroom. In our opinion, the loft could easily be converted (STPP) with the introduction of a staircase from the first floor landing and there is further scope to add to the elevation (STPP), should you wish. The home is double glazed, benefits from gas fired heating and is being offered without a forward chain.

Gardens and Grounds

The front garden is laid to hard landscaping with a decorative rockery and gravel flower bed. The rear garden is primarily laid to lawn and a pair of garden gates denote vehicular access from St Catherines towards the rear boundary. There is a patio area spanning the rear elevation of the home.

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: 843 sq ft (78.4 sq m)

Heating: Gas fired (Combi)

Glazing: Double glazed

Parking: 3 off road parking spaces

Garden: North West

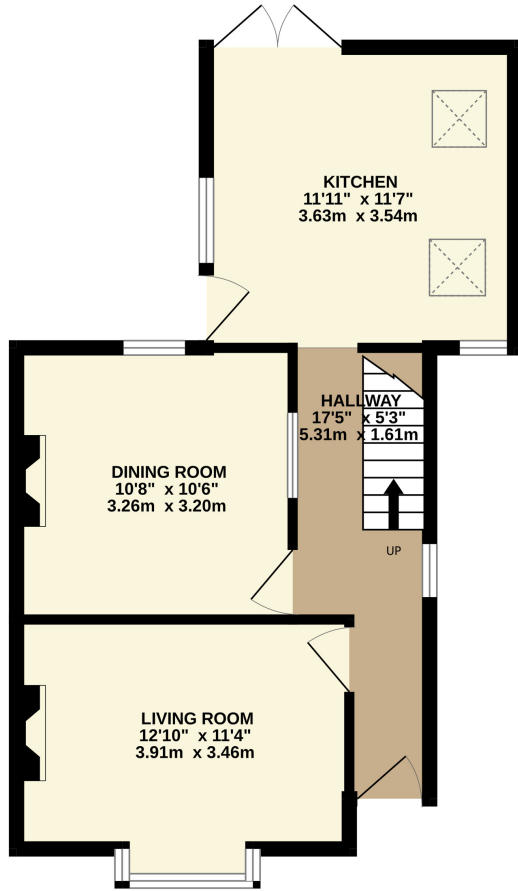
Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

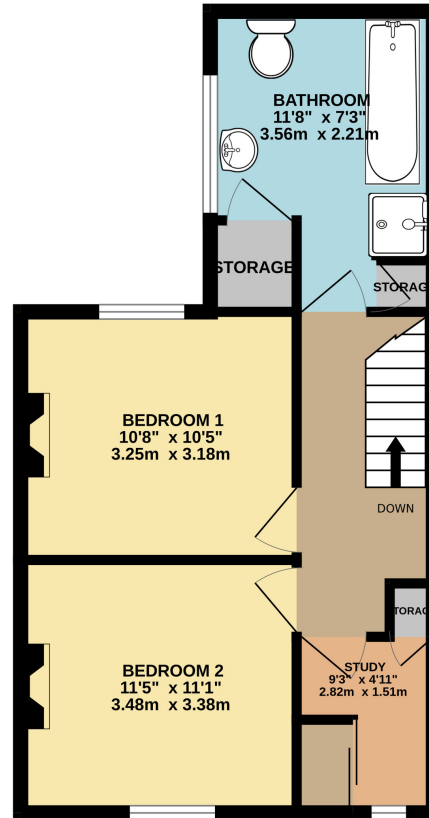
Council Tax Band: C



GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.

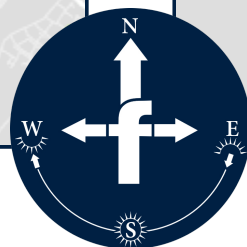
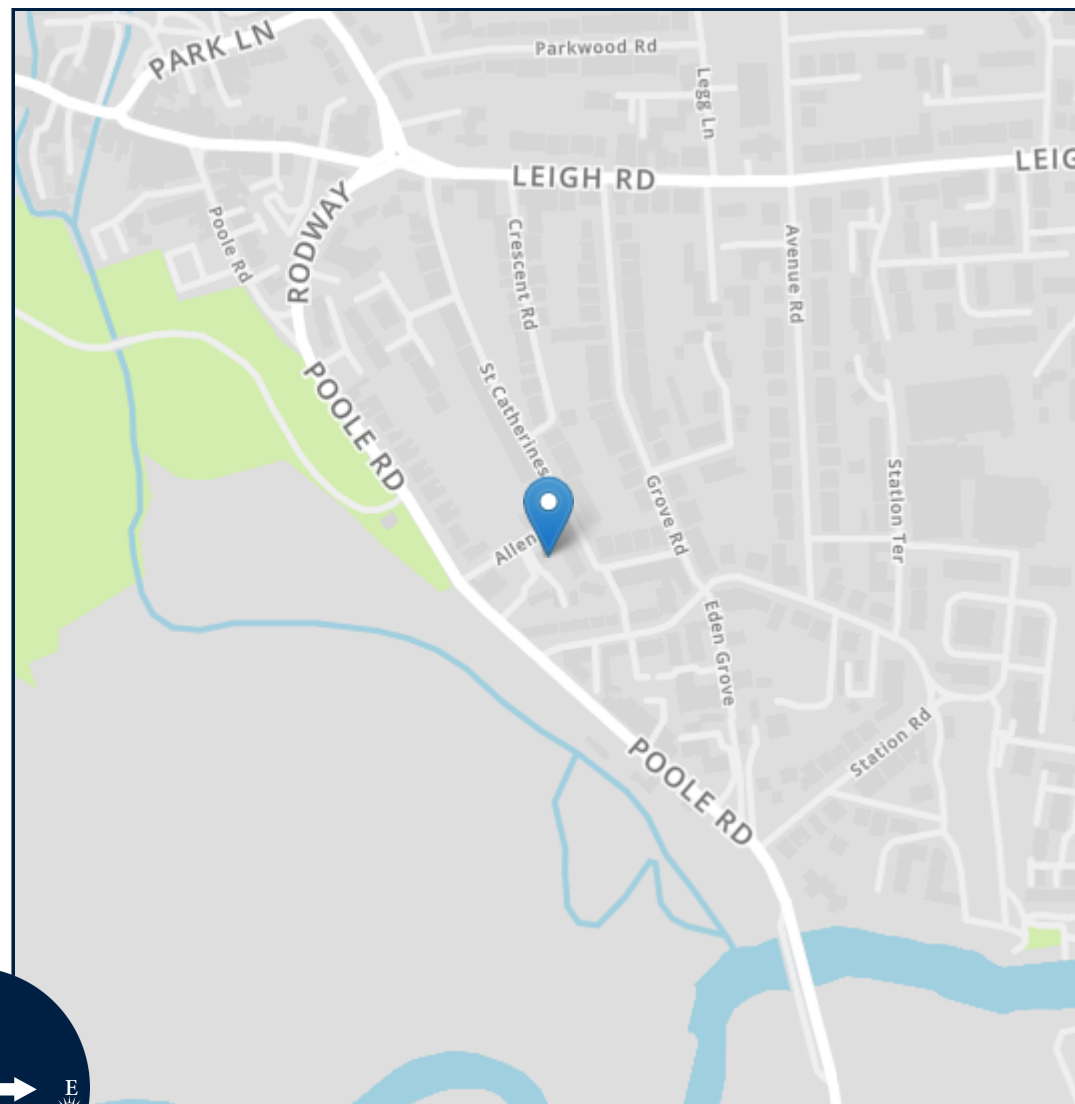
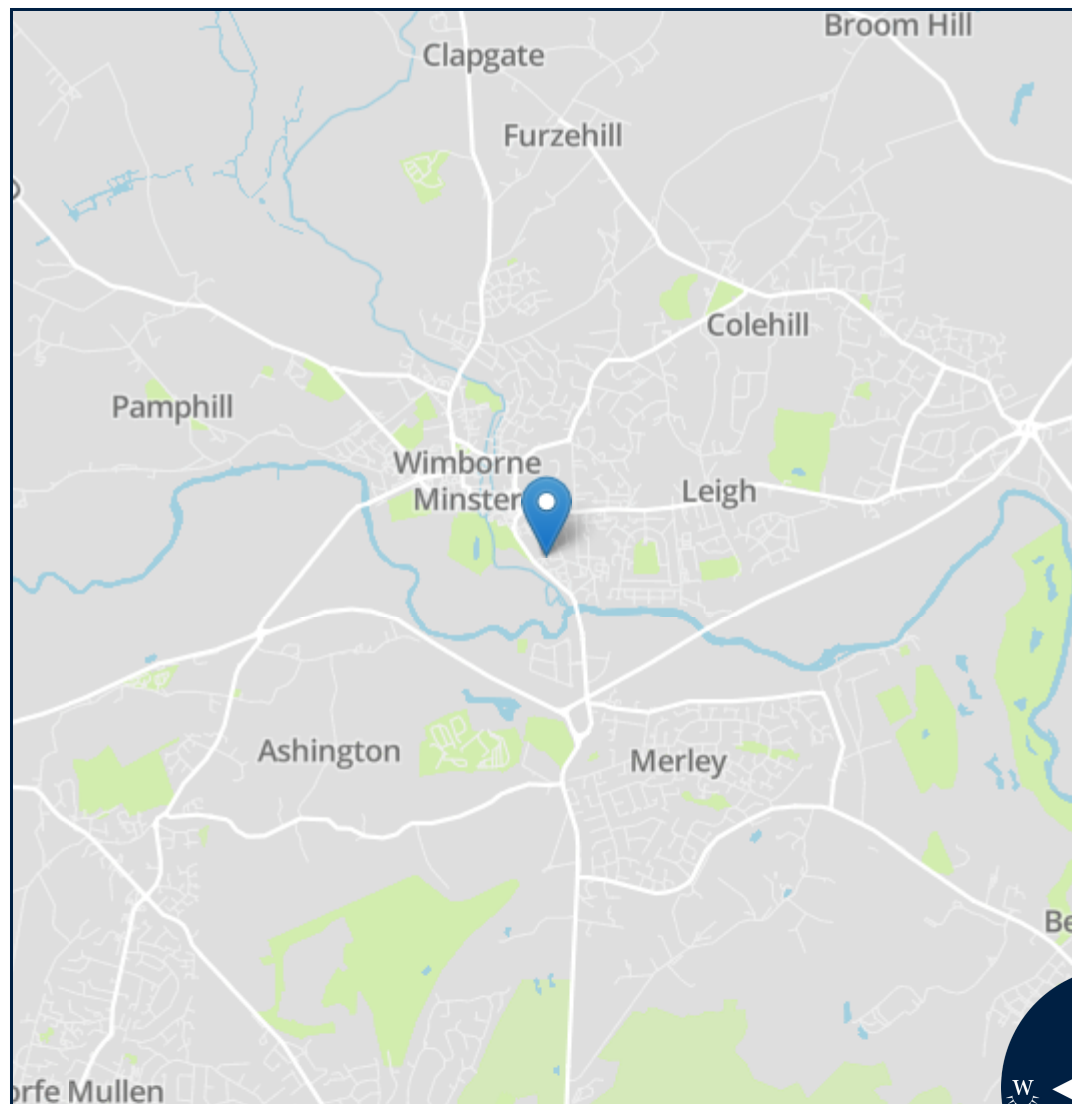


1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	84
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
67	

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