



*Asking Price*

£162,000

Freehold

SUNDERLAND WALK WIMBORNE BH21 1GW



- ◆ SEMI DETACHED HOUSE
- ◆ THREE DOUBLE BEDROOMS
- ◆ SHARED OWNERSHIP AVAILABLE
- ◆ GARAGE IN BLOCK

A well-proportioned and versatile three bedroom, end of terrace house with garage, benefiting from double glazing throughout, gas fired heating and available through a shared ownership scheme with Sovereign Housing Association.

### Property Description

The property offers well-proportioned and generous accommodation throughout which currently comprises of a living room, kitchen/breakfast room, utility room and cloakroom to the ground floor with three double bedrooms and a family bathroom to the first floor. The property also boasts double glazing throughout and has gas fired heating.

The property is being offered through a shared ownership scheme. A minimum of 45% share is available for £162,000 and the valuation for 100% share is £360,000.

Rent: £456.00 which includes service charges.

### Gardens and Grounds

The front garden is laid to a kept lawn and the rear garden is also predominantly laid to lawn, with a patio spanning the rear elevation of the home. There is an allocated parking space in an adjoining parking area and a single garage in block.

### 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: 1045 sq ft (97.1 sq m)

Heating: Gas fired (combi) less than 2 yrs old

Glazing: Double glazed

Parking: 1 Allocated space & garage in block

Garden: West facing

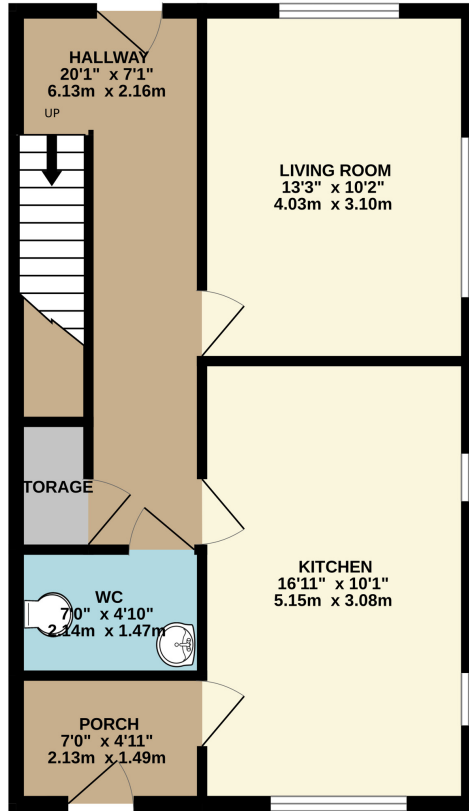
Main Services: Electric, water, gas, drains, telephone

Local Authority: BPC Council

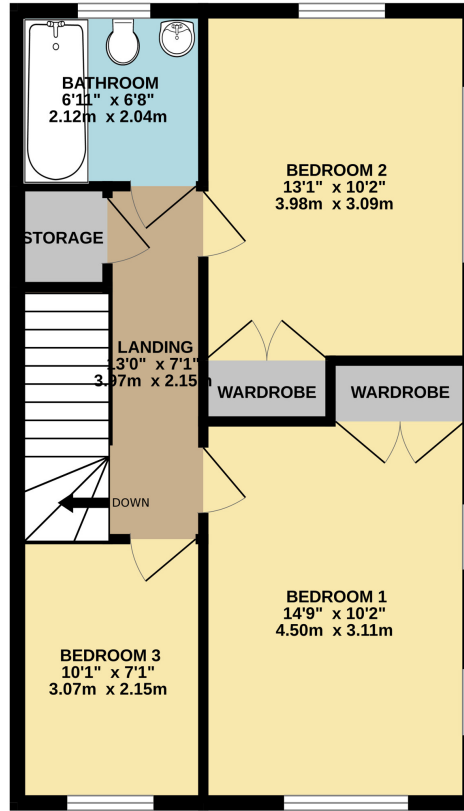
Council Tax Band: E



GROUND FLOOR  
523 sq.ft. (48.5 sq.m.) approx.

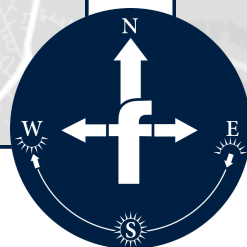
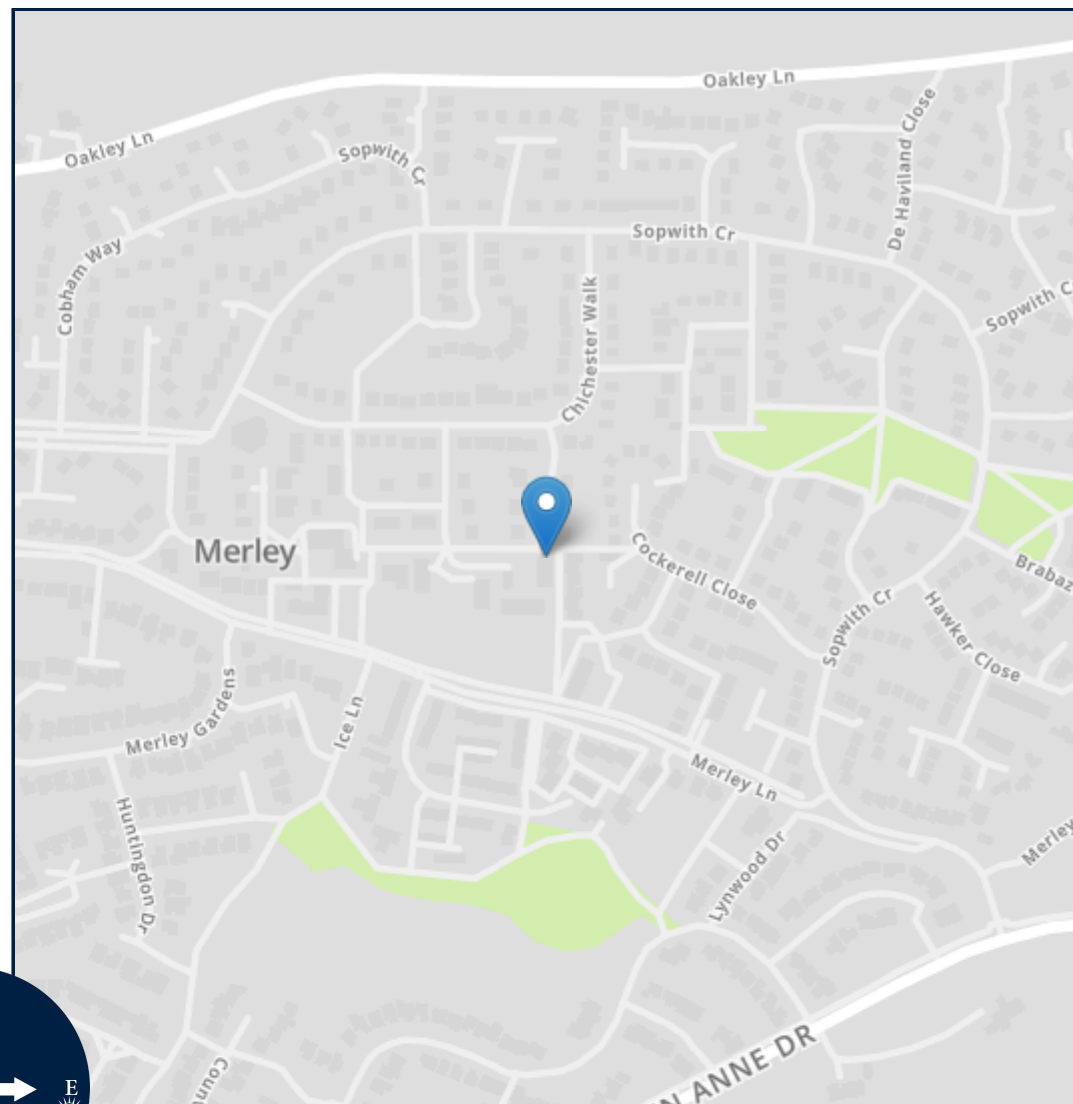
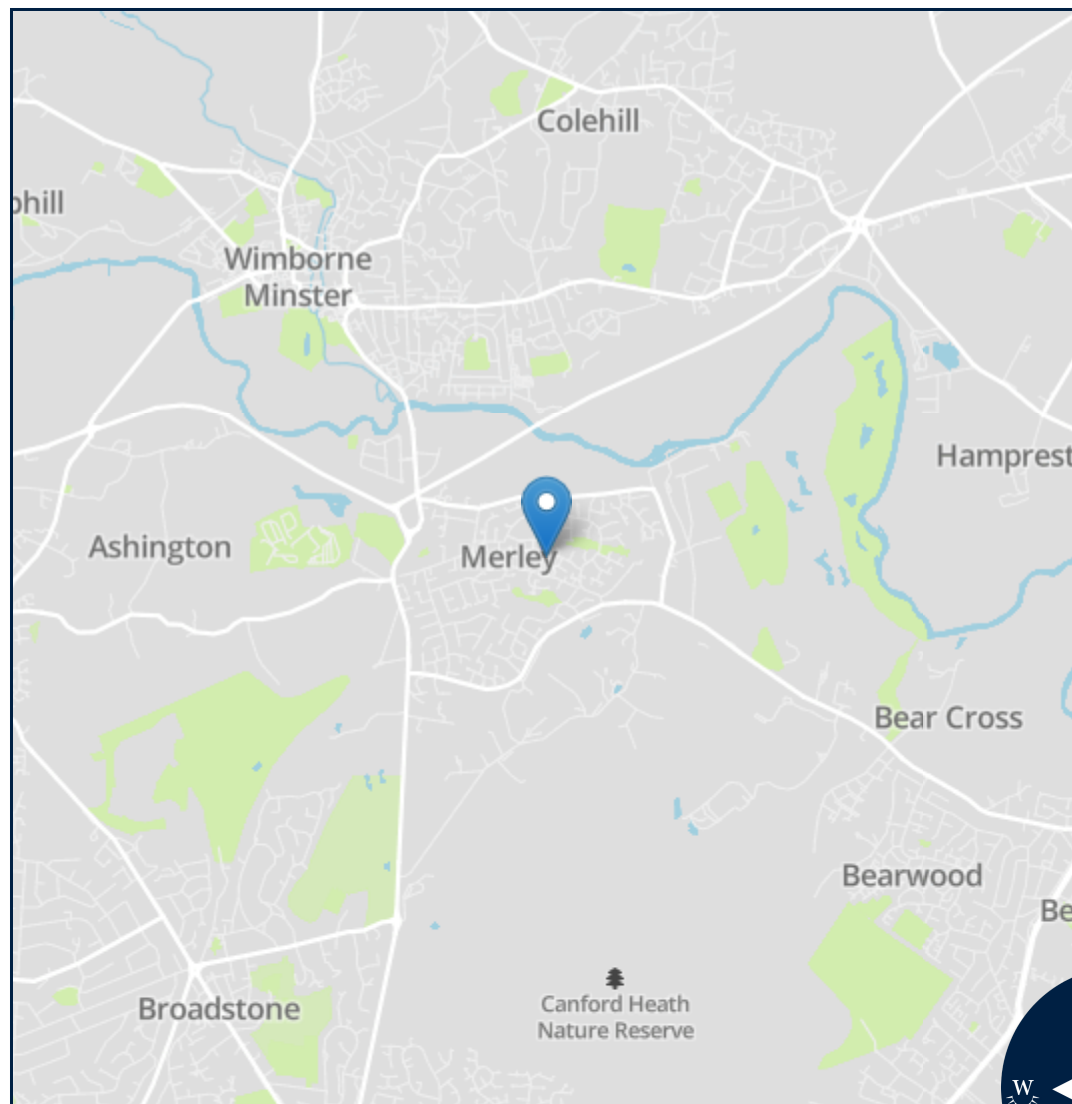


1ST FLOOR  
523 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	93	94
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000