



Asking Price

£295,000

GROVE ROAD, WIMBORNE BH21 1BN

Freehold



- ◆ TOWN CENTRE POSITION
- ◆ TWO/THREE DOUBLE BEDROOMS
- ◆ COMPLETE REFURBISHMENT REQUIRED
- ◆ NO FORWARD CHAIN
- ◆ GENEROUS EASTERLY ASPECT GARDEN
- ◆ SCOPE TO EXTEND (STPP)
- ◆ SOLE AGENTS

A great opportunity to acquire a Victorian, two/three bedroom, mid-terrace cottage within the heart of Wimborne's Victorian quarter, boasting scope for extension (STPP) and a generous easterly aspect garden being offered without a forward chain.

Room Description

The home is positioned within the heart of Wimborne's Victorian quarter and has been within the same family for over the last forty years. The accommodation comprises two reception rooms to the ground floor with an aged extension which provides space for a kitchen, as well as a bathroom. The first floor provides two double bedrooms and the second bedroom currently serves as a thoroughfare to an additional room that could easily serve as a bedroom. The home requires complete refurbishment and modernisation throughout and, in our opinion, there is scope to be able to extend the property further (STPP).





Gardens and Grounds

The front garden is laid to hard standing and the rear garden is easterly in orientation and there is a wood built garden store as well as green house.

Location

Colehill is a popular parish neighbouring Wimborne. The area has a bus service to Wimborne and also to the larger towns of Bournemouth and Poole. It is well served with sought-after primary and middle schools, post office and convenience stores, pharmacy, hair salon, a church, memorial hall and community library. There are a few fine old houses in Colehill dating from the 1860s but in general rapid expansion took place in the last century which has resulted in a wide variety of properties to suit varying budgets. There is a close community feel in Colehill and the Parish Council have set up strong communication links via a regularly updated website and twice yearly newsletter to inform residents of the latest Parish initiatives being undertaken. Recreation facilities include the Forestry Commission Plantation at Cannon Hill which is widely used for walking and cycling and directly links to the larger areas of heathland at Holt and Whitesheet. A recreation ground at Oliver's Park provides entertainment for families and children and there is a local nature reserve at Leigh Common. The Cricket Club incorporating Colehill Sports & Social Club is also a popular venue for many local residents.



Size: 690 sq ft (641 sq m)

Heating: Gas fired (Vented boiler)

Glazing: Mixed glazed

Parking: N/A

Garden: East facing

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

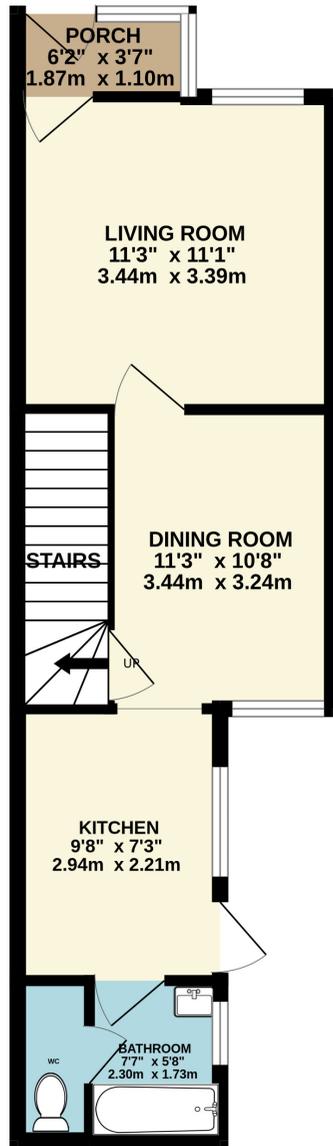
Local Authority: Dorset Council

Council Tax Band: B

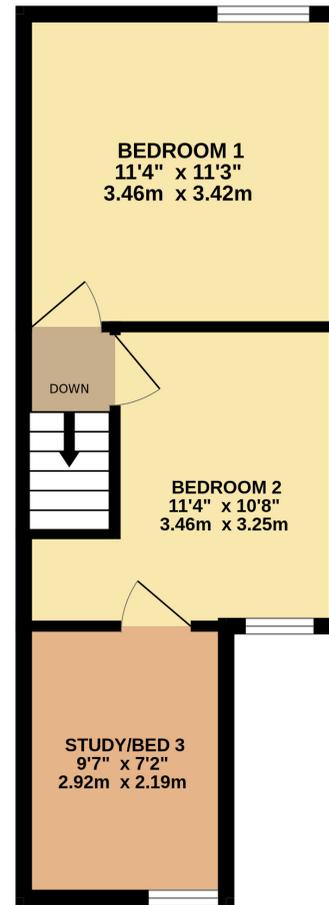




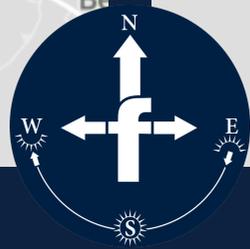
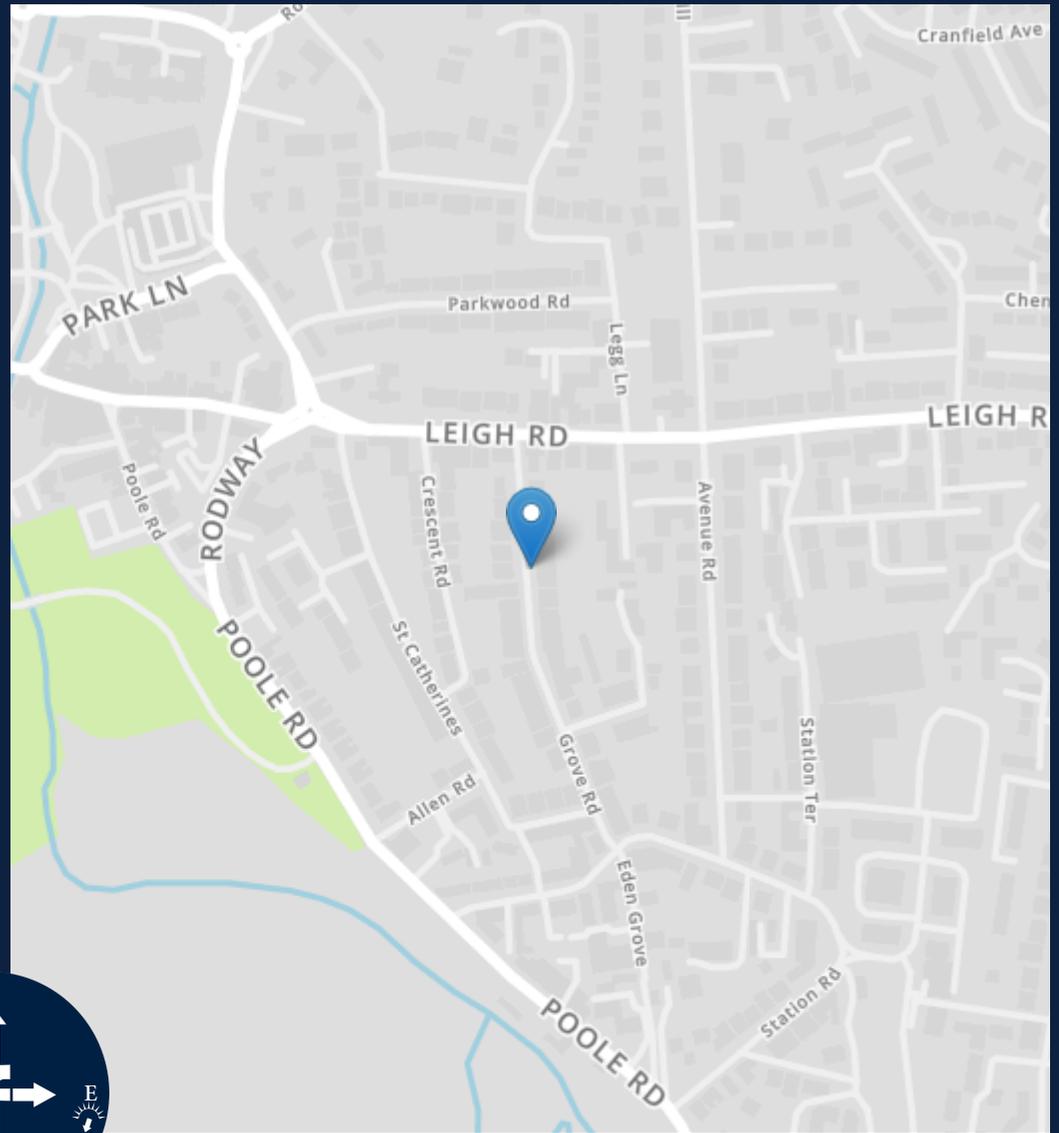
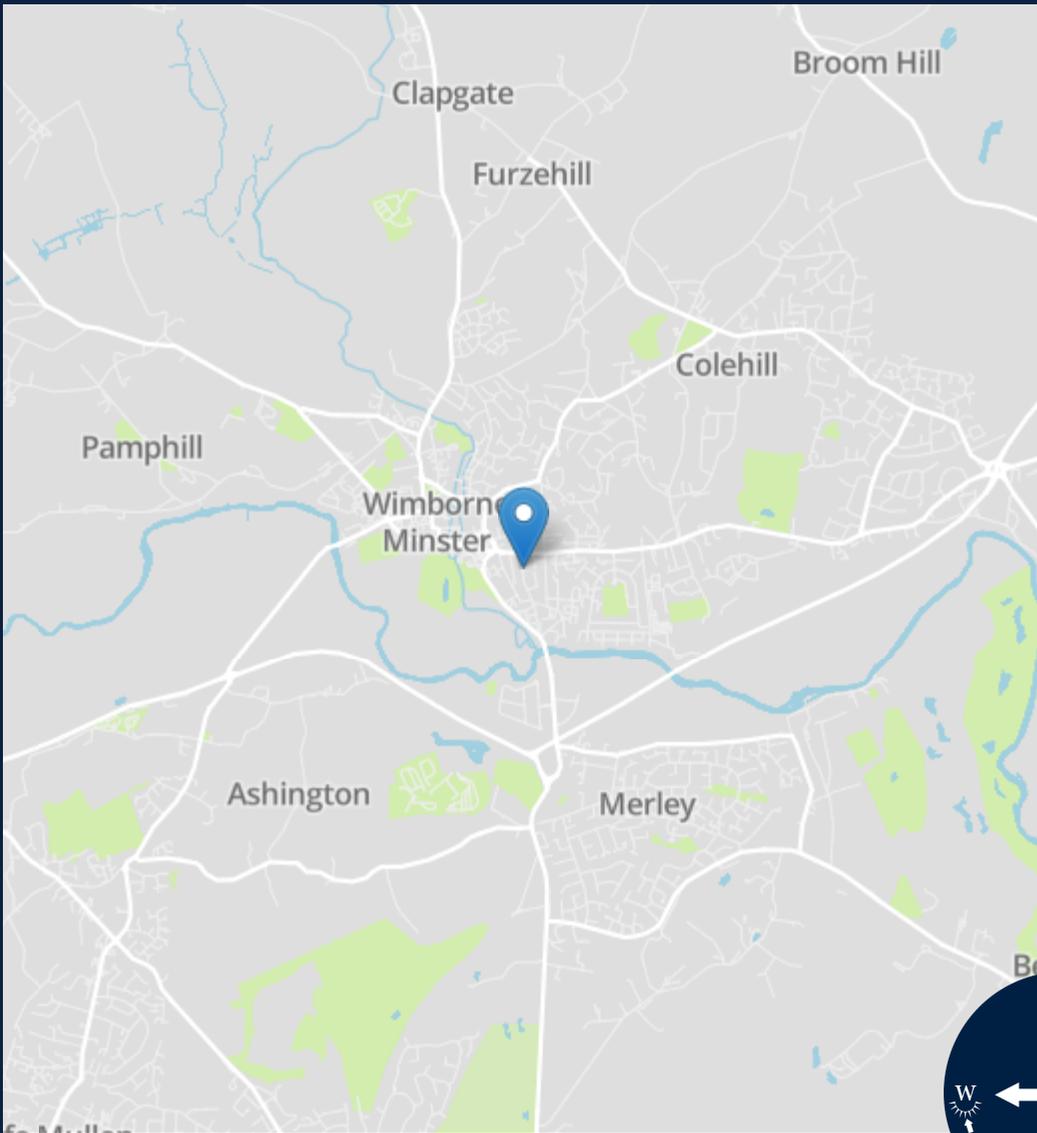
GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	82
C (69-80)	
D (55-68)	
E (39-54)	54
F (21-38)	
G (1-20)	
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.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000