



*Asking Price*  
**£295,000**

Freehold

LEIGH ROAD, WIMBORNE BH21 1AQ



- ◆ TOWN CENTRE VICTORIAN COTTAGE
- ◆ TWO DOUBLE BEDROOMS
- ◆ GAS FIRED HEATING
- ◆ PRIVATE REAR GARDEN

A charming Victorian semi-detached, two bedroom cottage located close to Wimborne Town Centre and boasting a private rear garden and being offered without a forward chain.

## Property Description

The home sits close to Wimborne Town Centre with its wealth of shopping and entertainment facilities and the accommodation comprises a living room, kitchen and family bathroom to the ground floor with two double bedrooms to the first floor. The home also benefits from gas fired heating and is being offered without a forward chain.

## Gardens and Grounds

The rear garden is accessed via a wooden garden gate to the right hand side of the home and the rear garden is primarily laid to lawn with mature beds and borders with the boundaries clearly defined by a selection of closed panel fences.

## 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: 610 sq ft (57 sq m)

Heating: Gas fired (combi) with gas safety cert.

Glazing: Mixed glazing

Parking: N/A

Garden: South facing

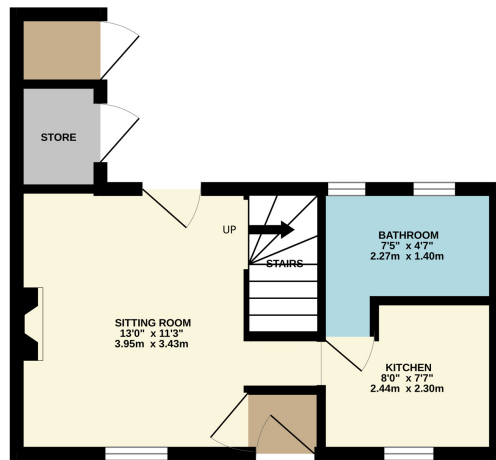
Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

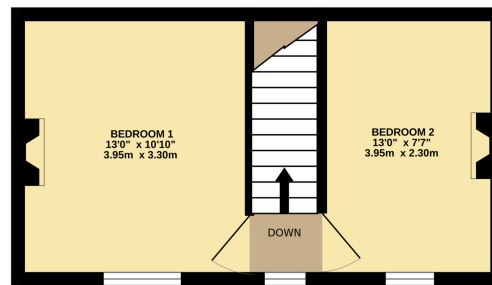
Council Tax Band: C



GROUND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.

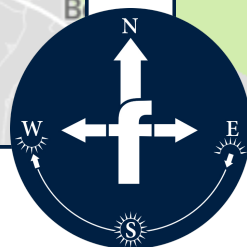
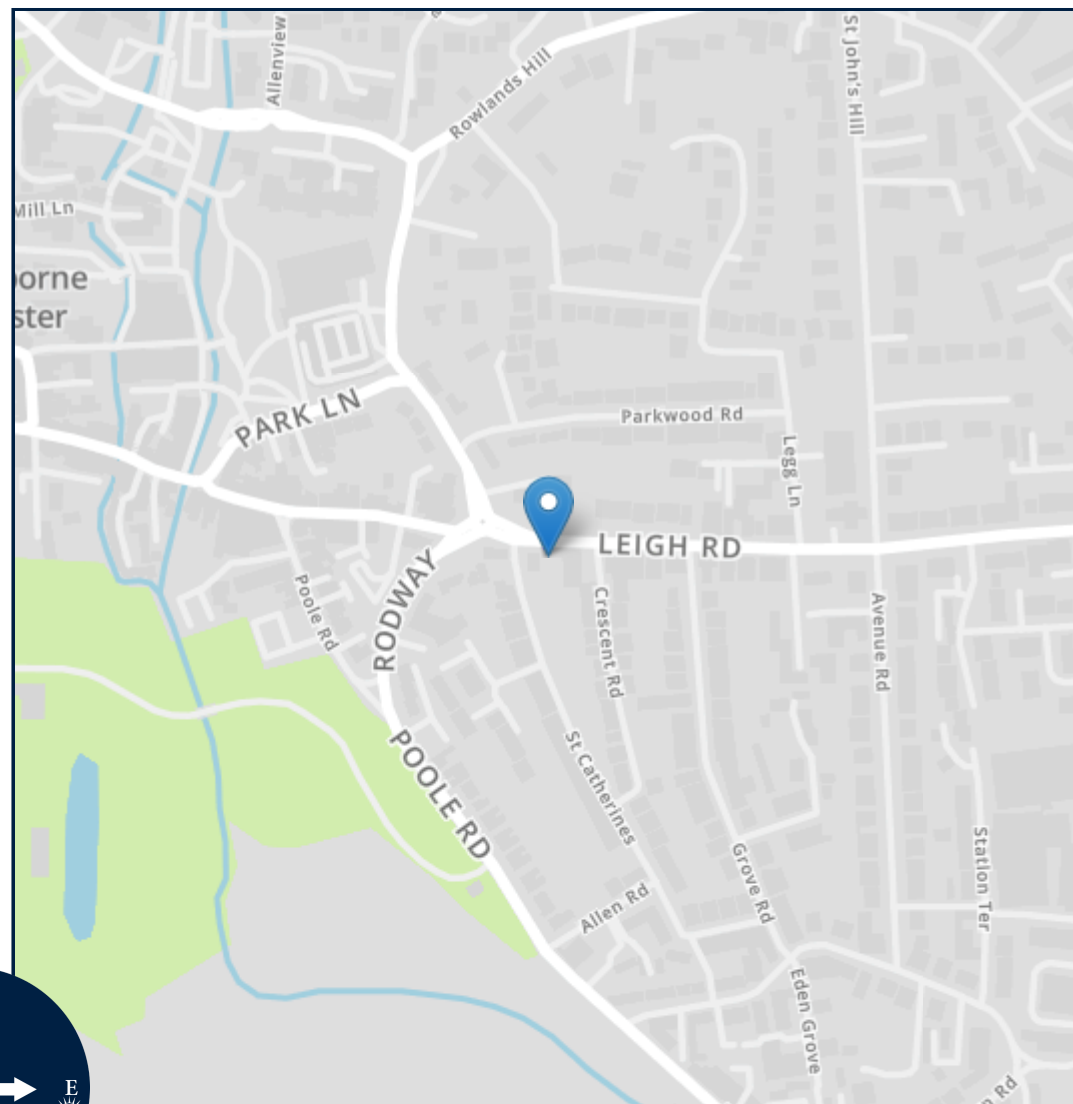
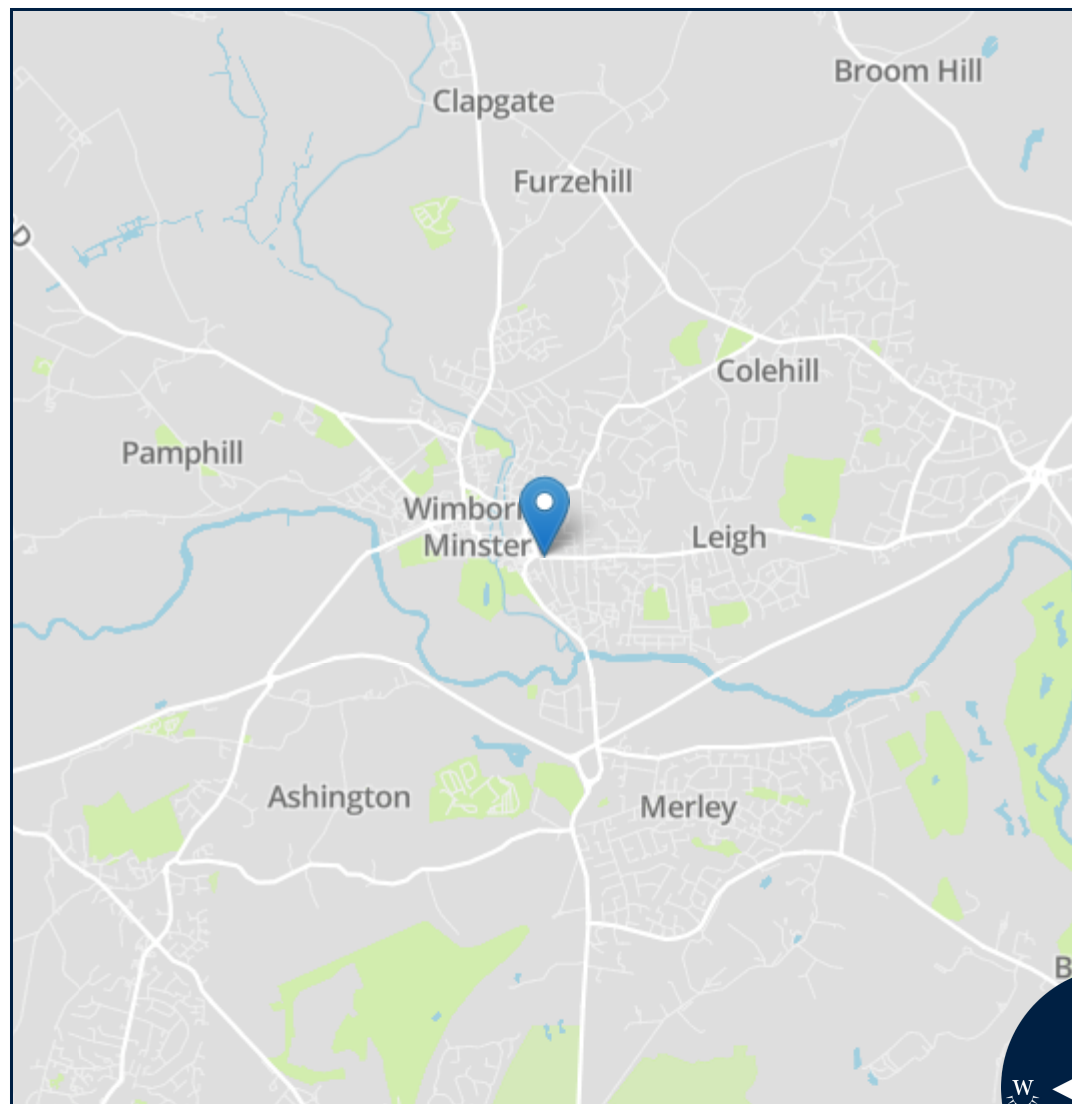


1ST FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 614sq.ft. (57.0 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>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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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