



Asking Price

£450,000

LEIGH ROAD, WIMBORNE BH21 1AE

Freehold



- ◆ DETACHED HOUSE
- ◆ TOWN CENTRE LOCATION
- ◆ THREE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ GENEROUS OFF ROAD PARKING
- ◆ TWO RECEPTION ROOMS
- ◆ SCOPE TO UPDATE
- ◆ SOLE AGENTS

A detached, three bedroom, family home positioned within the heart of the town centre and offering a sizeable rear garden approaching 100ft, with scope to extend (STPP).

Property Description

The property is situated at the beginning of Leigh Road, very close to Wimborne Town Centre and boasts traditional and versatile accommodation that would suit a wide variety of families. The home currently comprises a large lounge dining room, second reception room and kitchen to the ground floor with three bedrooms, two of which are doubles, and a family bathroom to the first floor. The ground floor has already been extended, however, we feel there is scope for further extension (STPP) and the property has the benefit of double glazing and gas fired heating.





Gardens and Grounds

The front garden is primarily laid to a tarmacadam forecourt, ideal for several vehicles, and the driveway leads to the right hand side of the home, where there is a covered carport giving access to a detached, single garage in the rear garden. The rear garden measures just under 100ft in length and is laid to a kept lawn, with a variety of mature hedges denoting its borders.

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 dating back over 50 years 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: 1,116 sq ft (103.7 sq m)

Heating: Gas fired

Glazing: Double glazed

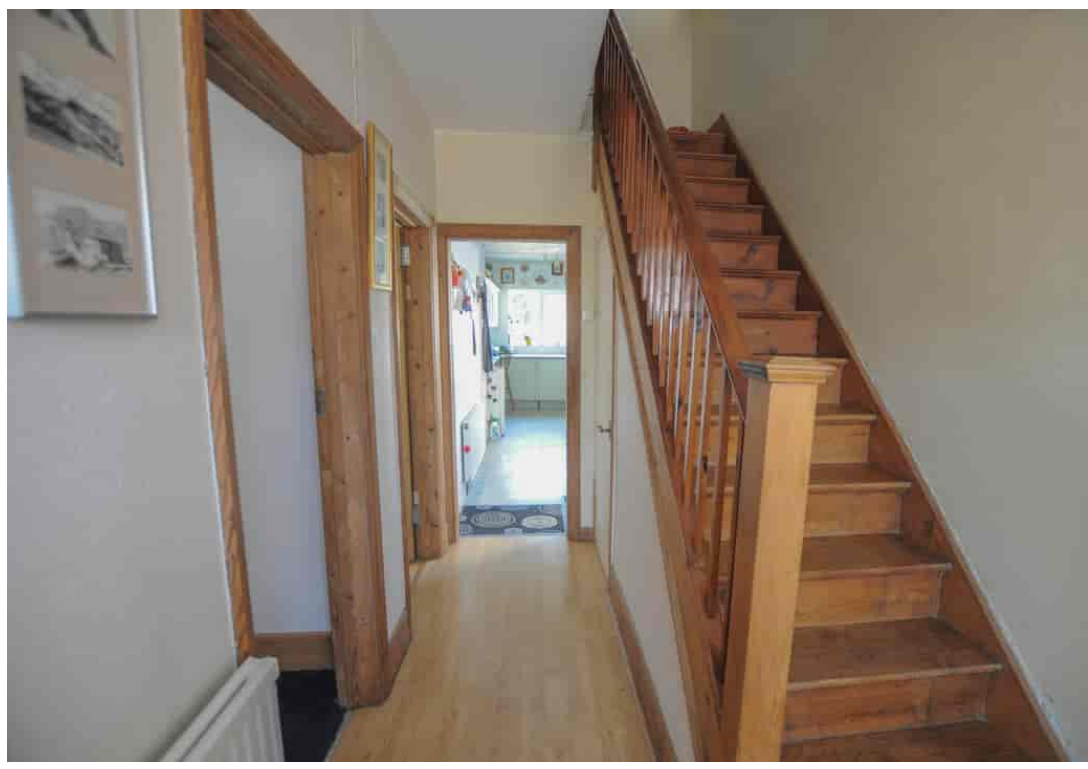
Parking: Drive, carport & garage

Garden: North facing

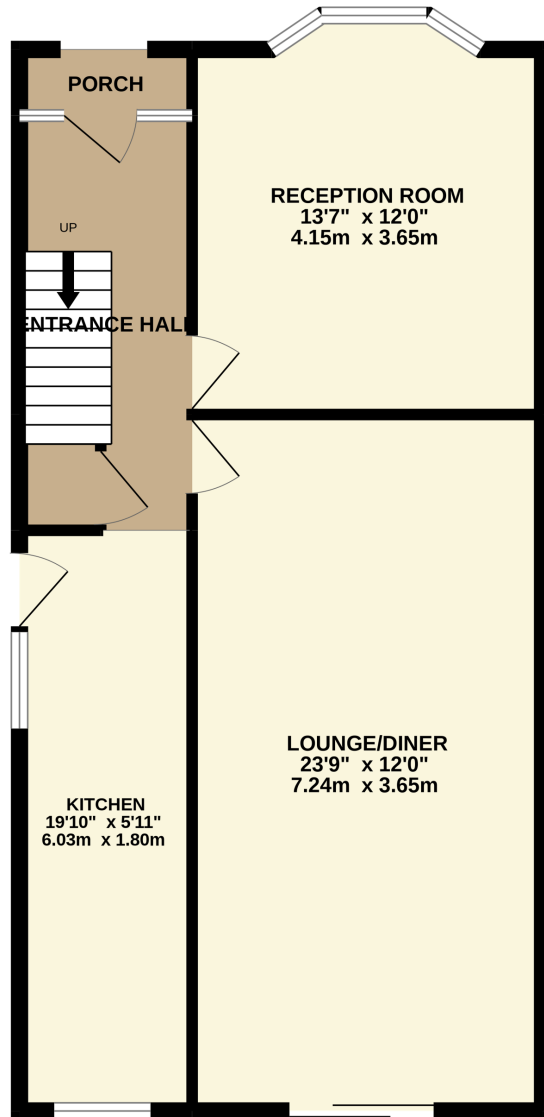
Main Services: Electric, water, gas, drains, telephone

Council Tax Band: D

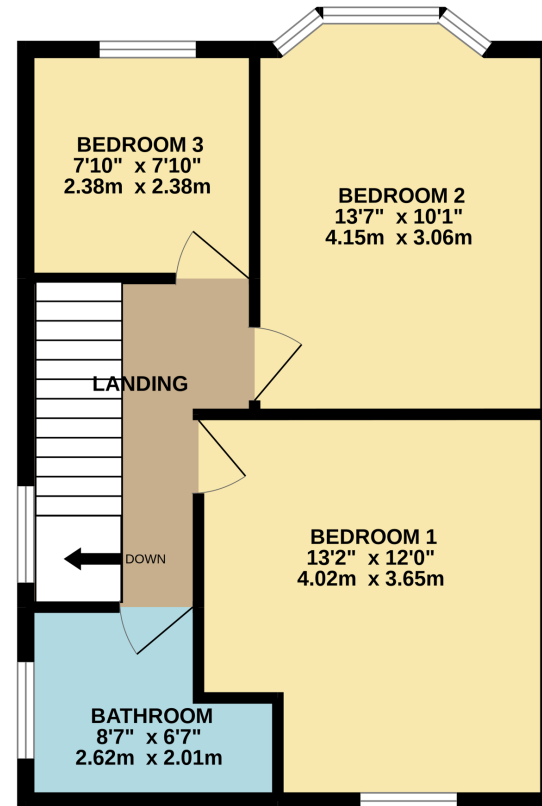


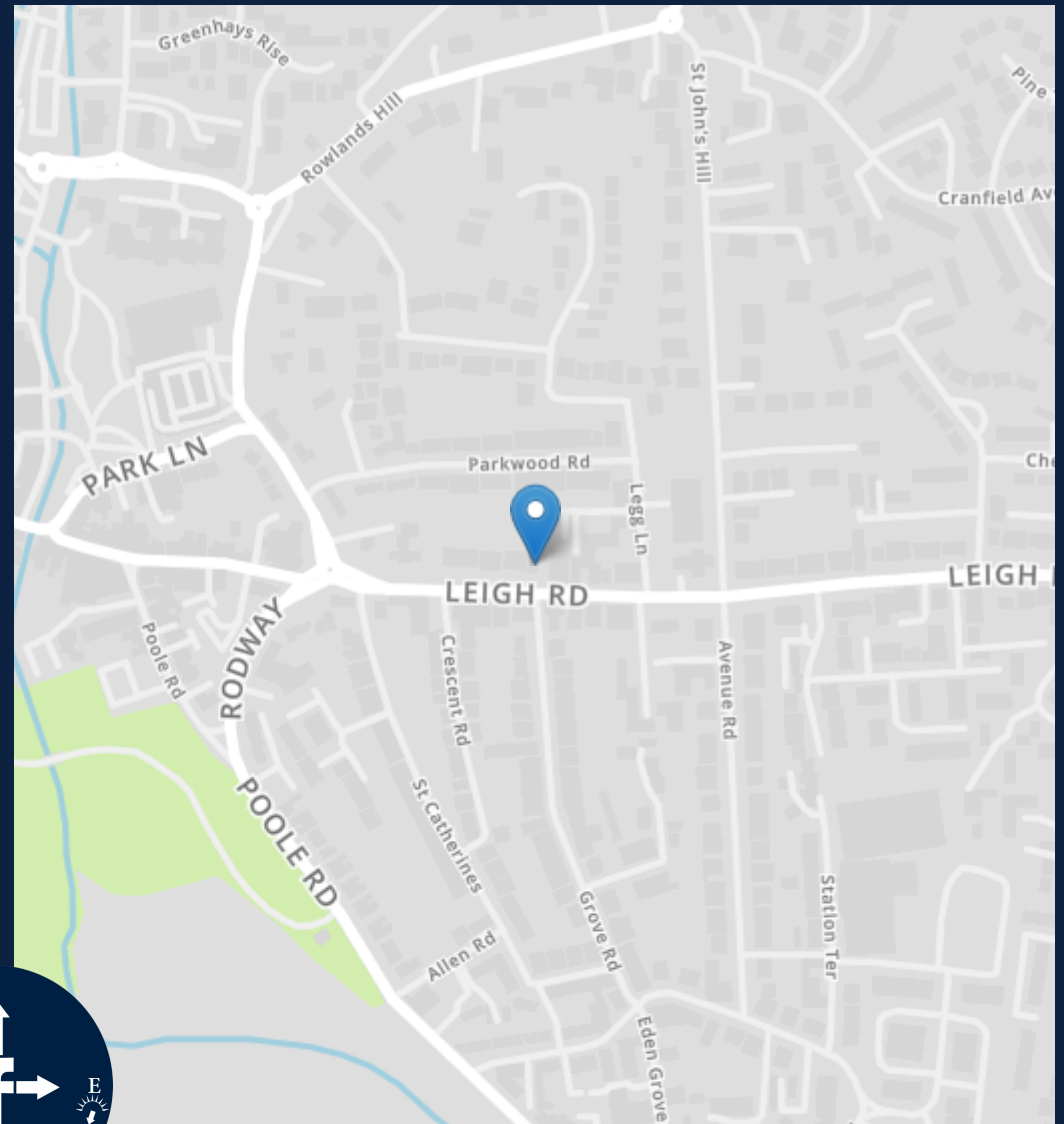
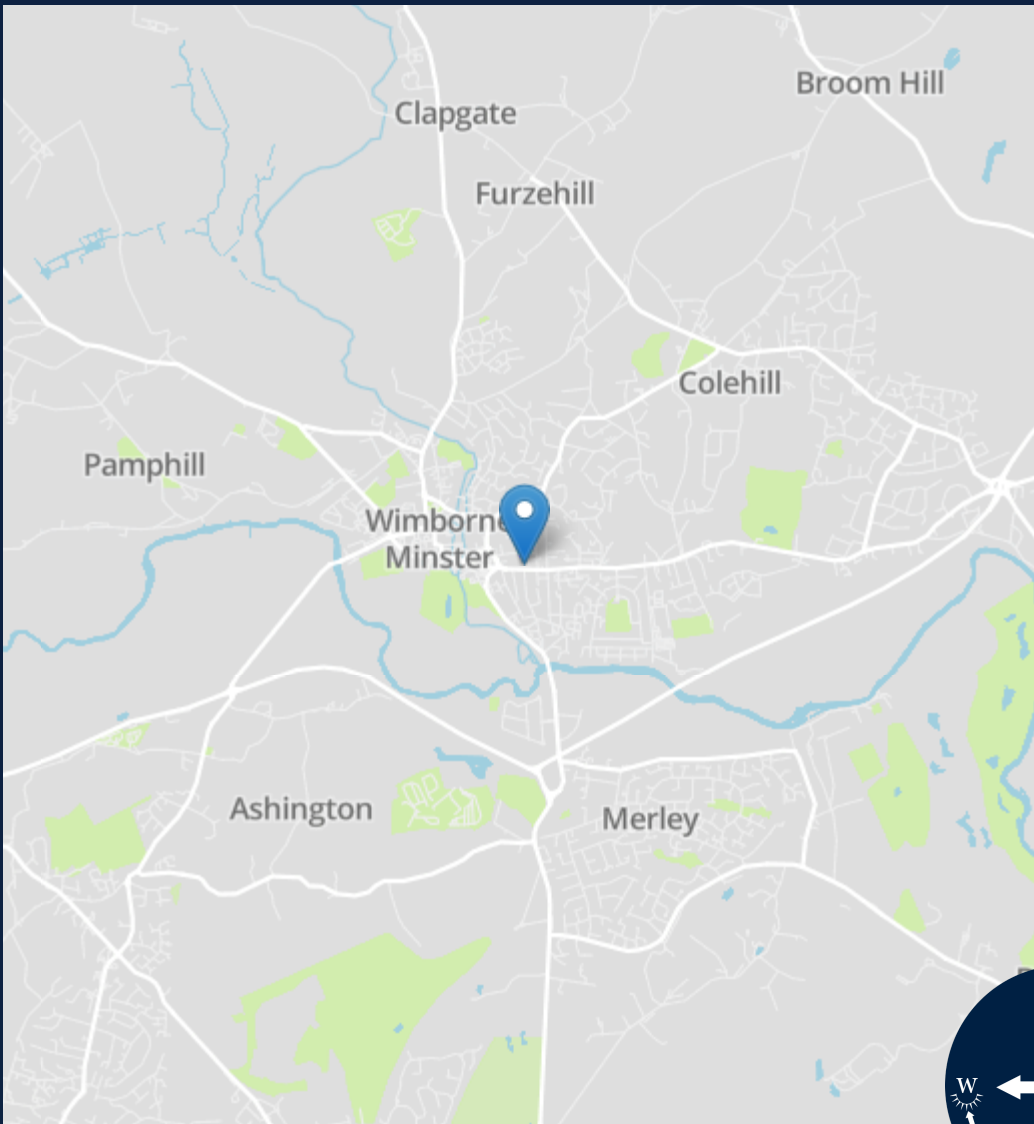


GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	78
D (55-68)	
E (39-54)	49
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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