

TO LET  
fisks

£1,350 pcm

Freehold

OLD ROAD, WIMBORNE BH21 1EJ

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- ◆ **TOWN CENTRE LOCATION**
- ◆ **THREE BEDROOMS**
- ◆ **UNFURNISHED**
- ◆ **AVAILABLE FEBRUARY**

A three bedroom, mid-terraced house, situated in Wimborne Town Centre with two off road parking spaces, garage and courtyard garden, being offered on an unfurnished basis from the beginning of February.

### Property Description

The home is situated in Old Road, close to the recreation ground and a short level walk from Wimborne Town Centre. The accommodation currently comprises of a hallway leading to an open plan living room, kitchen and cloakroom on the ground floor with three bedrooms and a family bathroom to the first floor. The home also benefits from gas fired heating, double glazing and there are new carpets being laid throughout the property ahead of the commencement of tenancy. Being offered on an unfurnished basis, the home will be available from the beginning of February.

### Gardens and Grounds

The front garden is laid to an ornate gravel and hard standing area and the rear garden has a courtyard feel to it with a patio spanning the rear elevation. There are kept shrub beds and two allocated parking spaces back on to the courtyard. Adjacent to the parking there is a garage block of which one of the garages is conveyed with this property.

### 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: 667 sq ft (62.0 sq m)**

**Heating: Gas fired**

**Glazing: Double glazed**

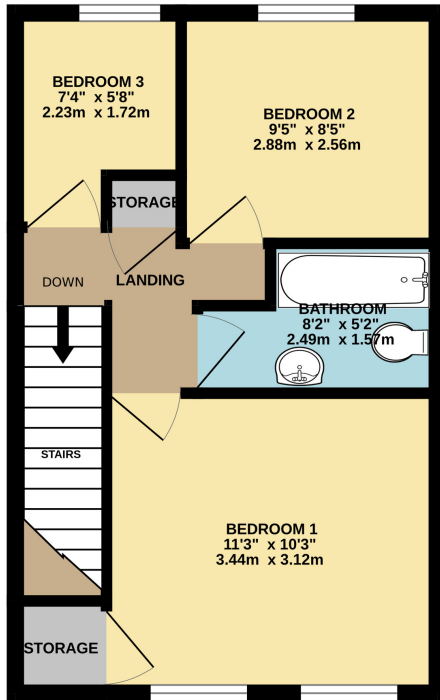
**Parking: Allocated off road**

**Garden: North West**

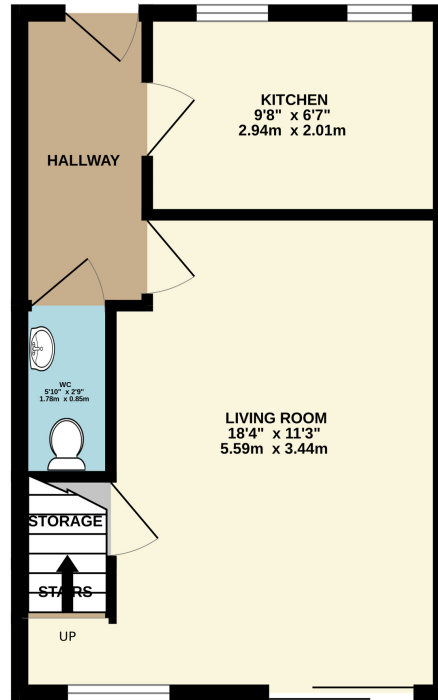
**Main Services: Gas, water, drains, telephone**

**Council Tax Band: C**

1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



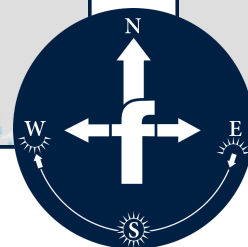
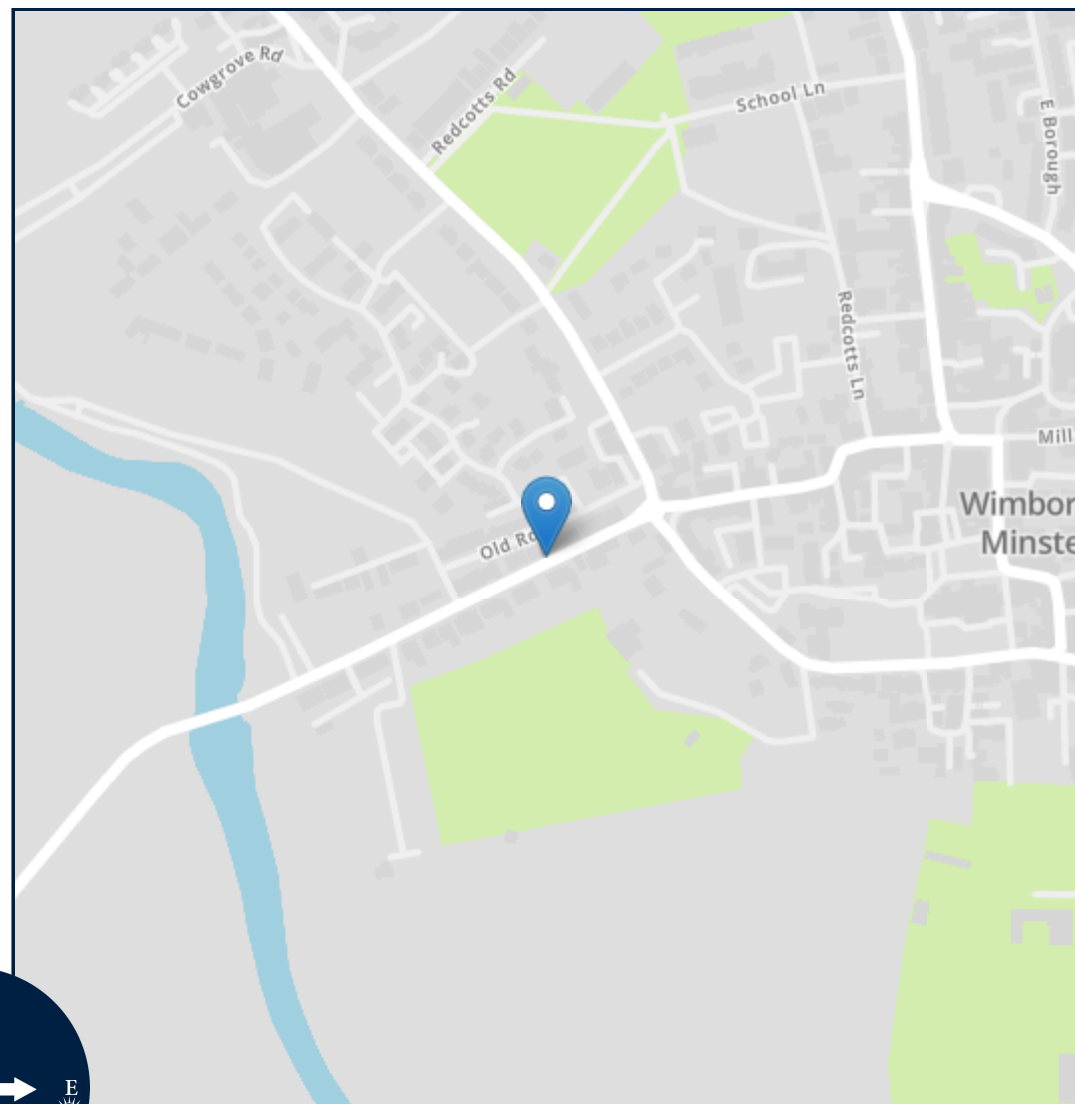
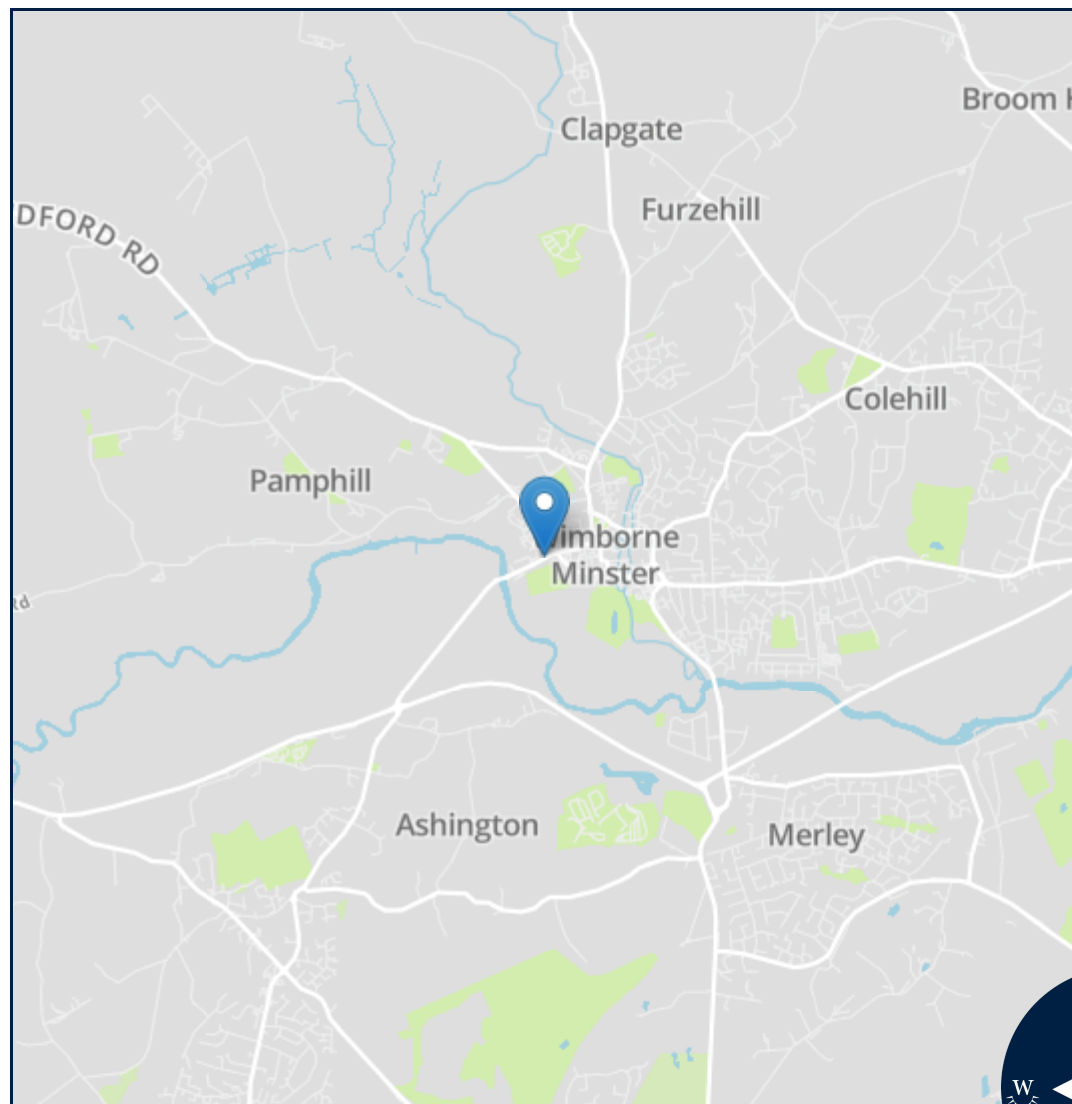
GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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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