



Asking Price

£347,500

Freehold

PARKWOOD ROAD, WIMBORNE BH21 1LG



3



1



1



2



1

- ◆ TERRACED HOUSE
- ◆ TOWN CENTRE LOCATION
- ◆ THREE BEDROOMS
- ◆ SOUTH FACING GARDEN

A beautifully presented three bedroom, mid-terrace, home within the heart of Wimborne town centre and boasting a south facing garden, off road parking, gas fired heating and double glazed throughout.

Property Description

Parkwood Road comprises a variety of terraced and detached homes built shortly after the Victorian period and this particular property sits on the southerly side of the road. The accommodation comprises a living room which opens through to a rear aspect kitchen/dining room with patio doors leading out to the garden, and a bathroom to the ground floor. There are three bedrooms with an en-suite cloakroom to the principle bedroom on the first floor. The property is also entirely double glazed throughout and benefits from gas fired heating.

Gardens and Grounds

The front garden is entirely laid to hard standing providing a forecourt-style parking facility for two vehicles and the rear garden is predominantly laid to a kept lawn and there is a paved patio area spanning the rear elevation of the home, which has a southerly aspect and is ideal for enjoying alfresco dining. Towards the rear boundary there is a wood-built garden shed and garden room. There is a side gate, with access across the neighbouring property, for access to the front of the house.

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. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, 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: 665 sq ft (61.7 sq m)

Heating: Gas fired (combi) fitted in 2020 serviced annually

Glazing: Double glazed

Parking: Spaces for 2 vehicles

Garden: South facing

Loft: No ladder installed.

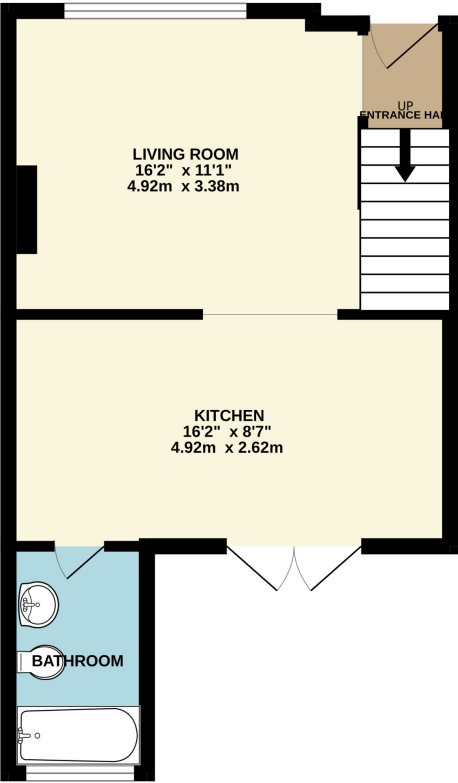
Main Services: Electric, water, gas, drains telephone

Local Authority: Dorset Council

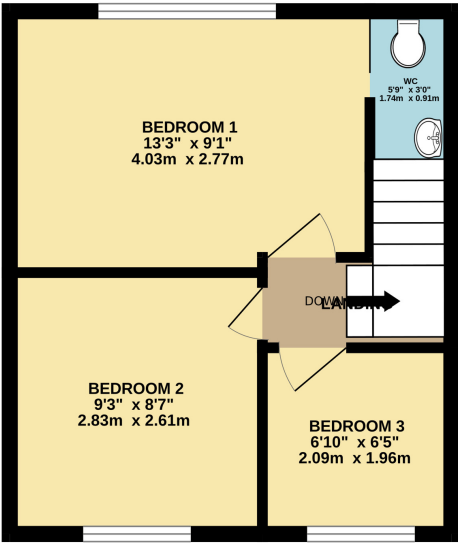
Council Tax Band: C



GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.

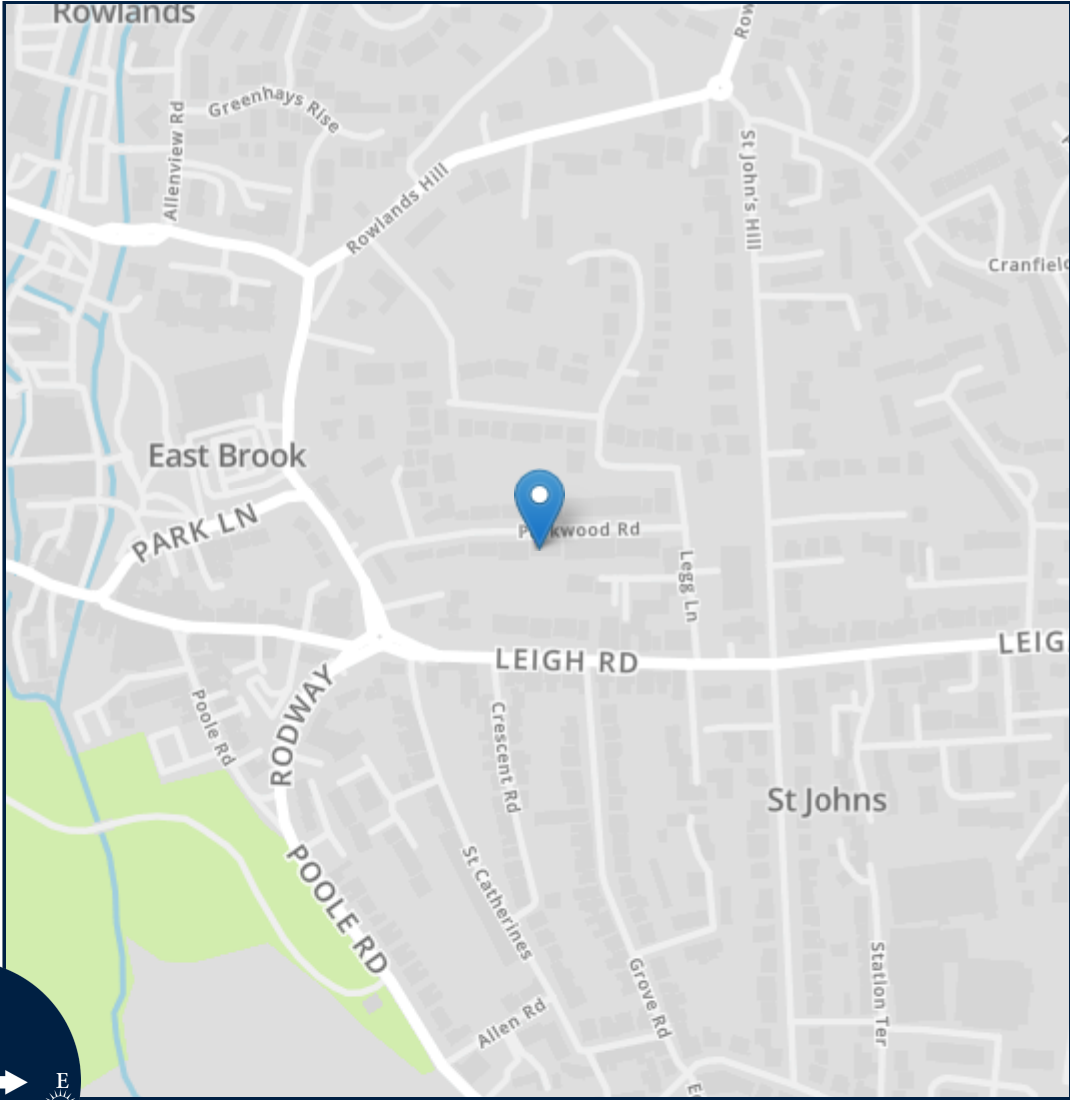
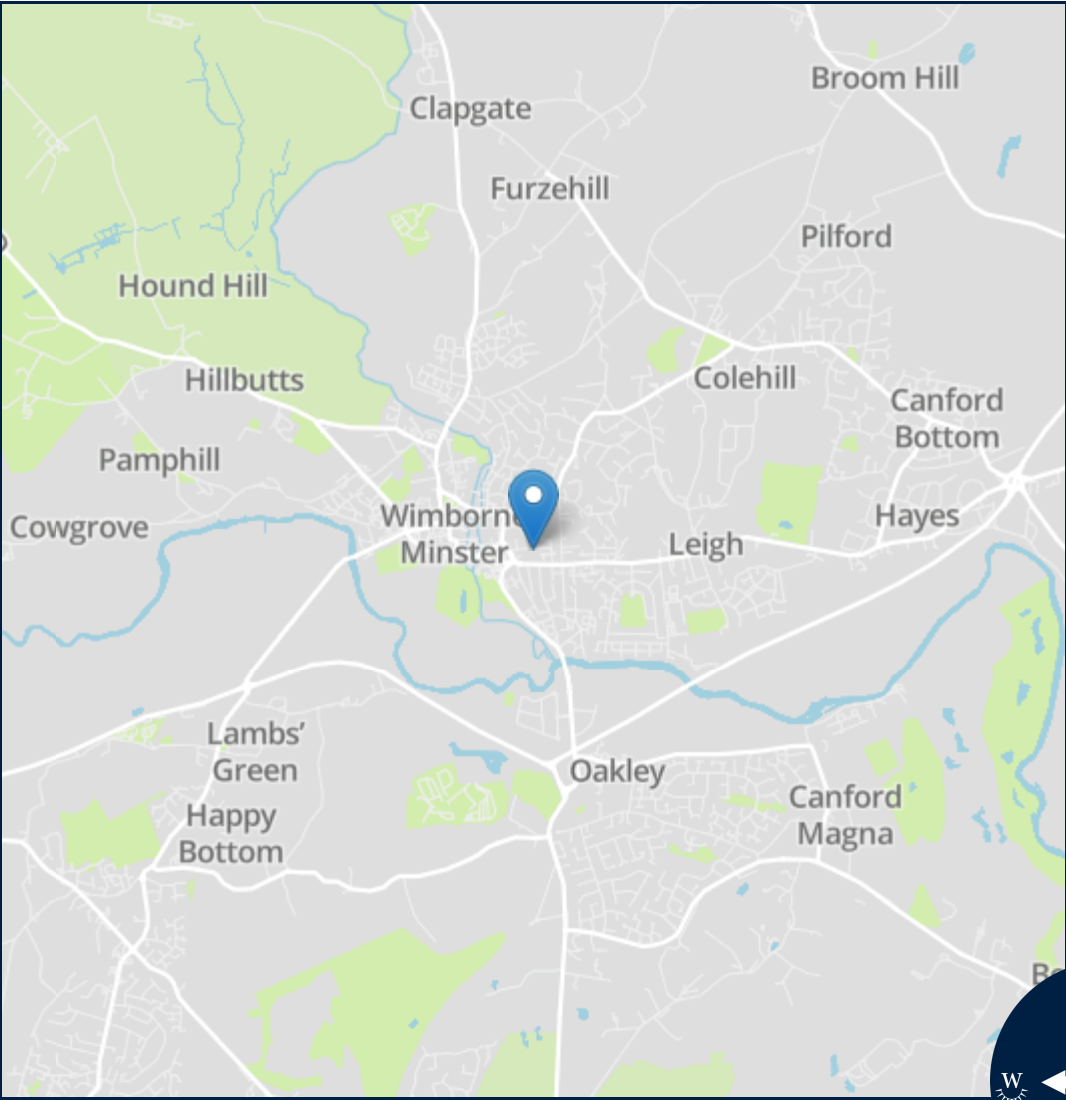


1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.7 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+) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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