



Asking Price

£400,000

Freehold

LEIGH ROAD, WIMBORNE BH21 2AD



- ◆ SEMI DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ EN-SUITE FACILITY
- ◆ GARAGE AND OFF ROAD PARKING

A traditional, three bedroom, semi-detached house that boasts scope to be extended (STPP) and is located within an easy level walk of Wimborne Town Centre, as well as offering off road parking and being offered without a forward chain.

Property Description

The property is positioned on Leigh Road, close to the Brook Road junction, and benefits from being within easy reach of the amenities of the town centre. The accommodation comprises of an open plan lounge/dining room, kitchen, bathroom and separate cloakroom on the ground floor and there are three bedrooms, two of which are doubles, and an en-suite shower room to the first floor. The property also offers gas fired heating, double glazing and, in our opinion, offers tremendous scope to be extended across the rear elevation (STPP)

Gardens and Grounds

The front garden is primarily laid to a formal driveway which can accommodate up to three vehicles and gives access to the attached garage, which adjoins the left hand side of the property. The garage serves as a thoroughfare to the rear garden which is split in to three principal sections. Adjoining the rear elevation there is a paved patio area and beyond is a kept grass lawn. Towards the rear boundary there is a working garden and the rear boundary provides views across open farmland and beyond, towards Colehill.

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: 904 sq ft (84 sq m)

Heating: Gas fired (Vented)

Glazing: Double glazed

Parking: Single, attached garage

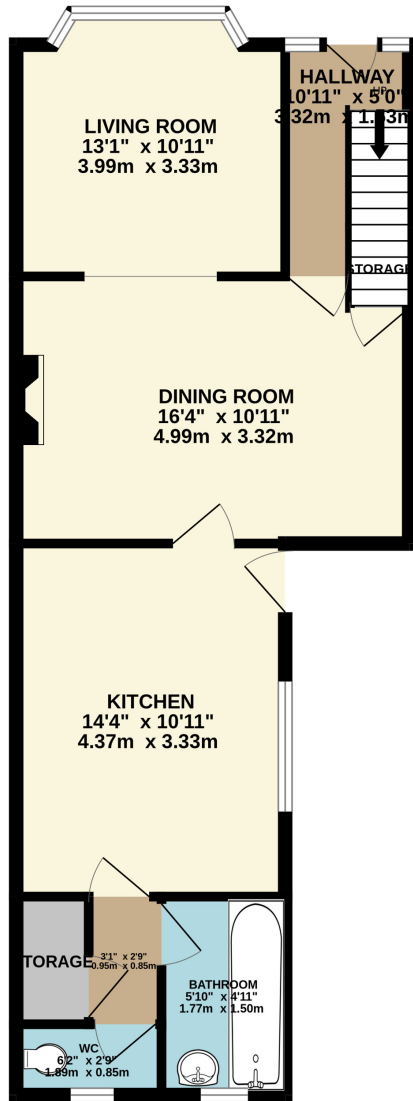
Garden: North facing

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

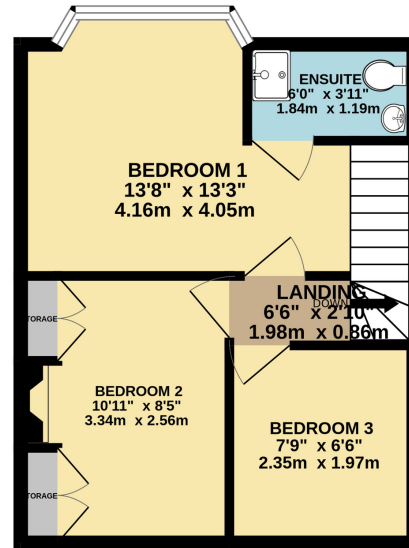
Local Authority: Dorset Council

Council Tax Band: C

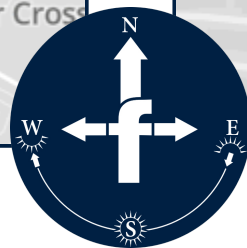
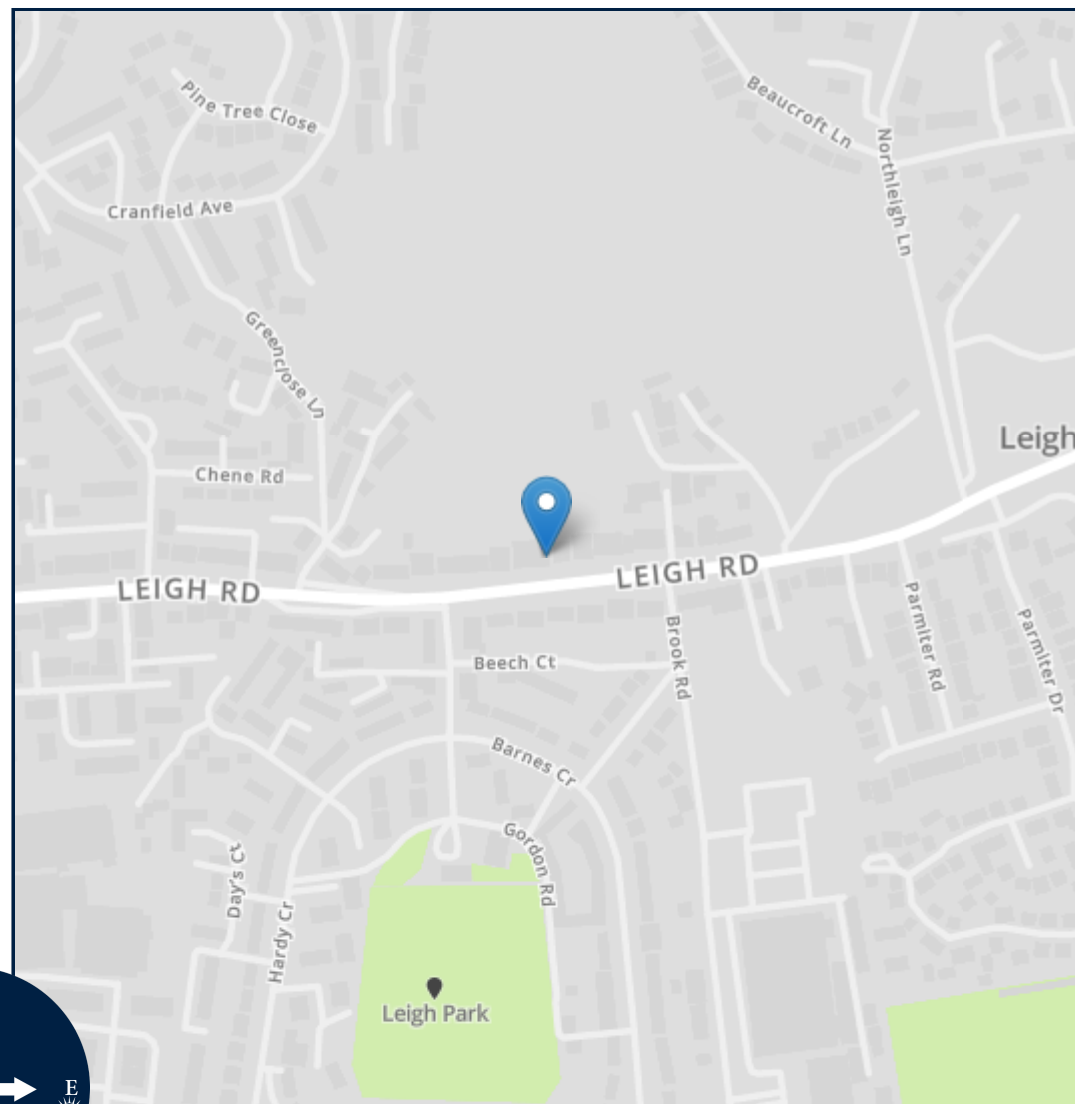
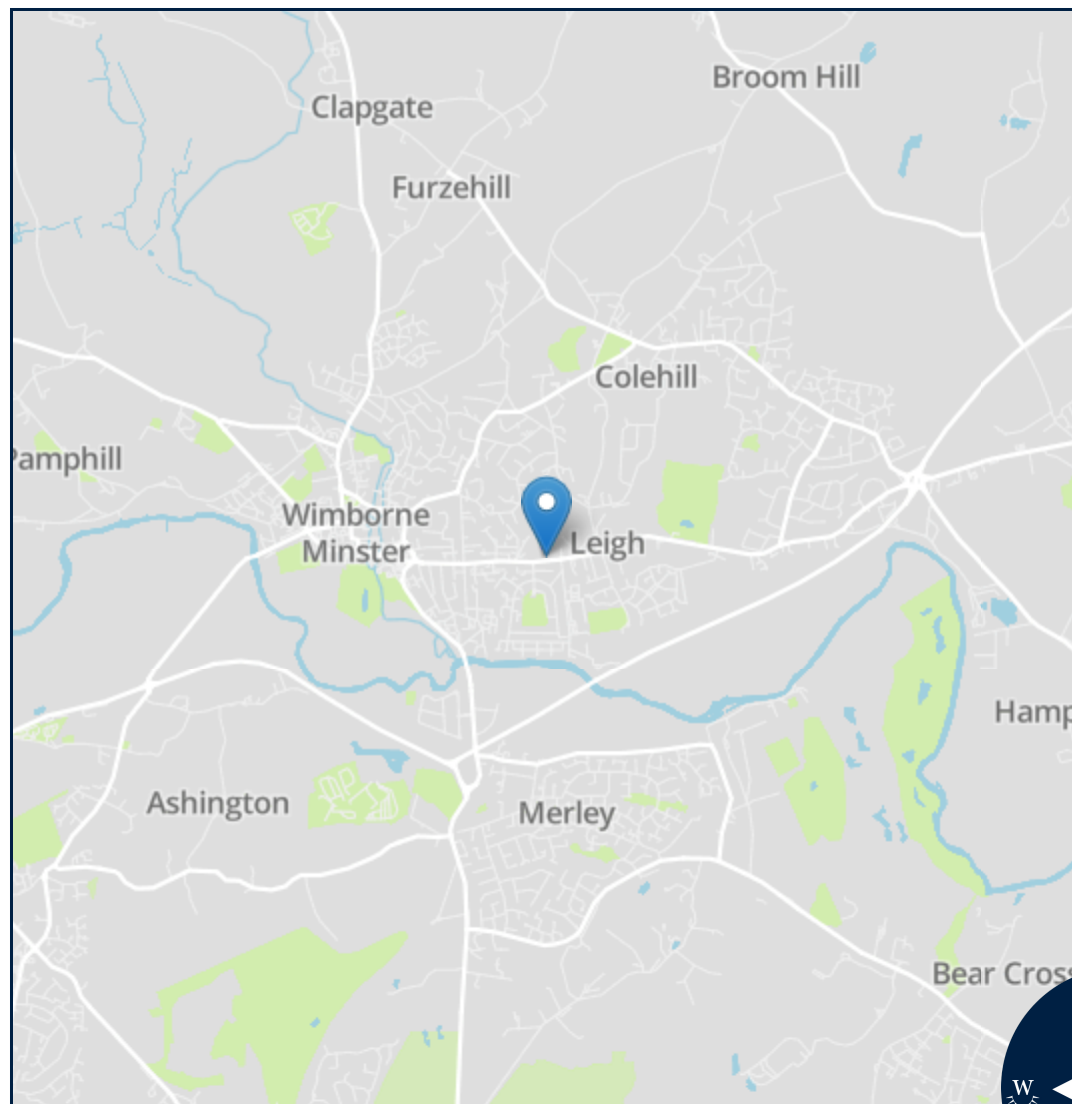
GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	51
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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