



*Asking Price*

£375,000

Freehold

COCKERELL CLOSE, WIMBORNE BH21 1XR





- ◆ SEMI DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ CORNER PLOT
- ◆ SCOPE TO EXTEND (STPP)

A practical, three bedroom semi detached house positioned on a corner plot with scope to extend (STPP) and a detached single garage with no forward chain.

## Property Description

The home enjoys being on a generous corner plot that offers scope to be able to extend the property (STPP). The accommodation currently offers a living room with separate dining room, that is linked by a pair of French doors, which in turn give access through the dining room to the kitchen. The first floor offers traditional accommodation that comprises three bedrooms and serviced by a family bathroom. The home has been double glazed throughout and benefits from gas fitted heating.

## Gardens and Grounds

The home enjoys a corner plot that provides ample outside space as well as potential to extend the home. The front garden is laid to a kept lawn with beds and borders and there is a garden gate giving access to the rear garden. The rear garden is easterly in its orientation and is primarily laid to a kept lawn. There is a patio spanning the rear elevation. There is also a garage at the rear of the garden that has a driveway suited to a vehicle.

## 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: 711 sq ft (66.0 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Off road & garage

Garden: Easterly

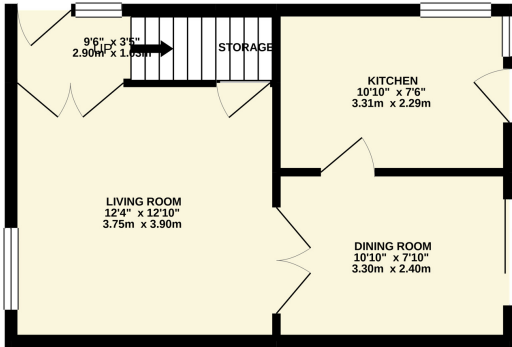
Main services: gas, water, electric, drains

Local Authority: BCP Council

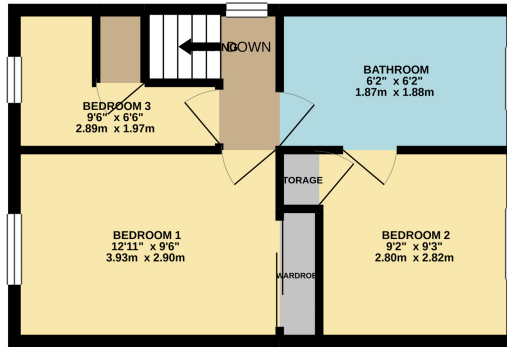
Council Tax Band: C



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



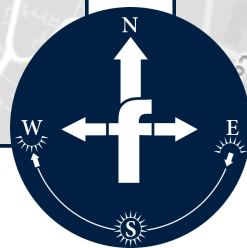
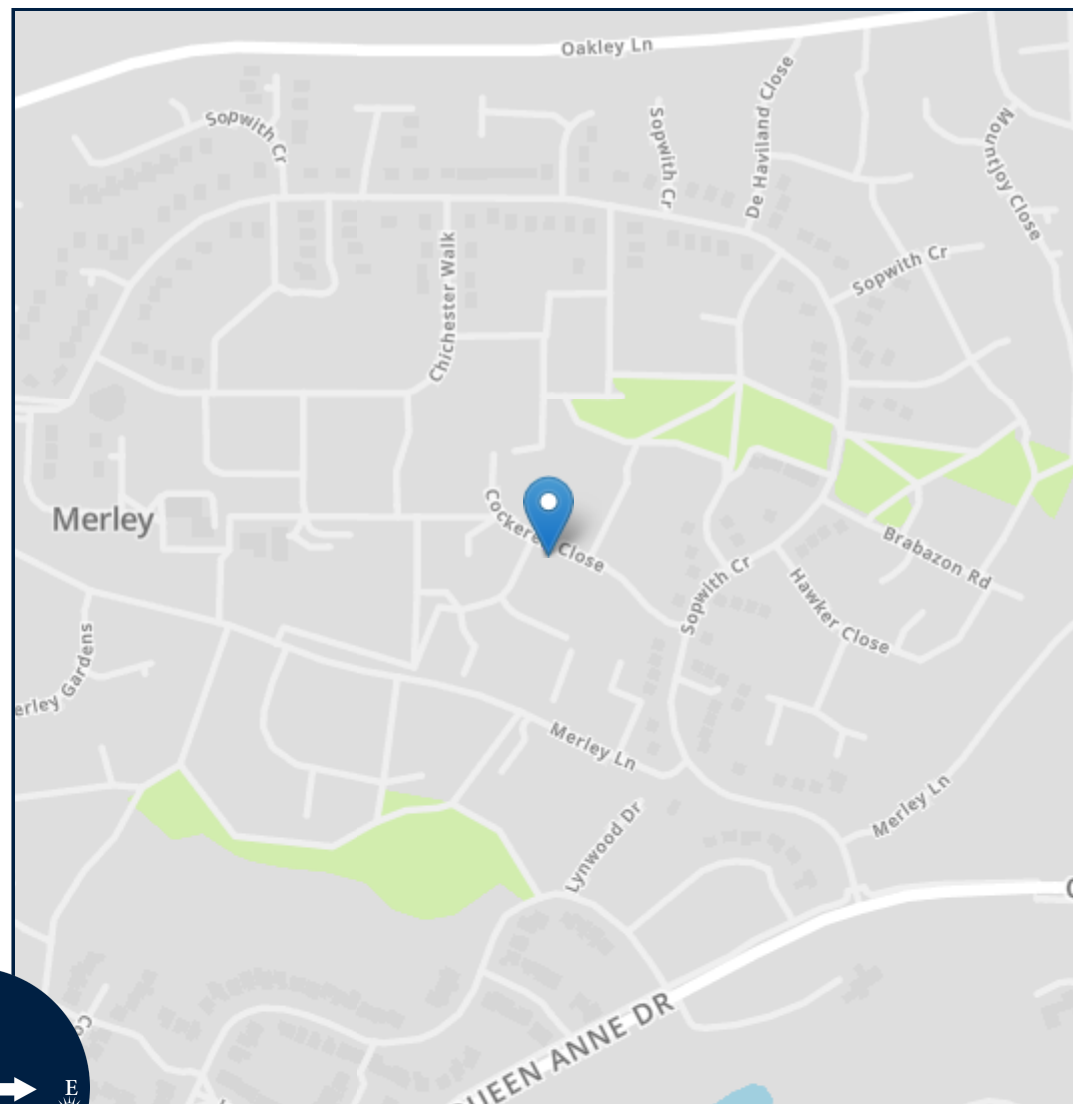
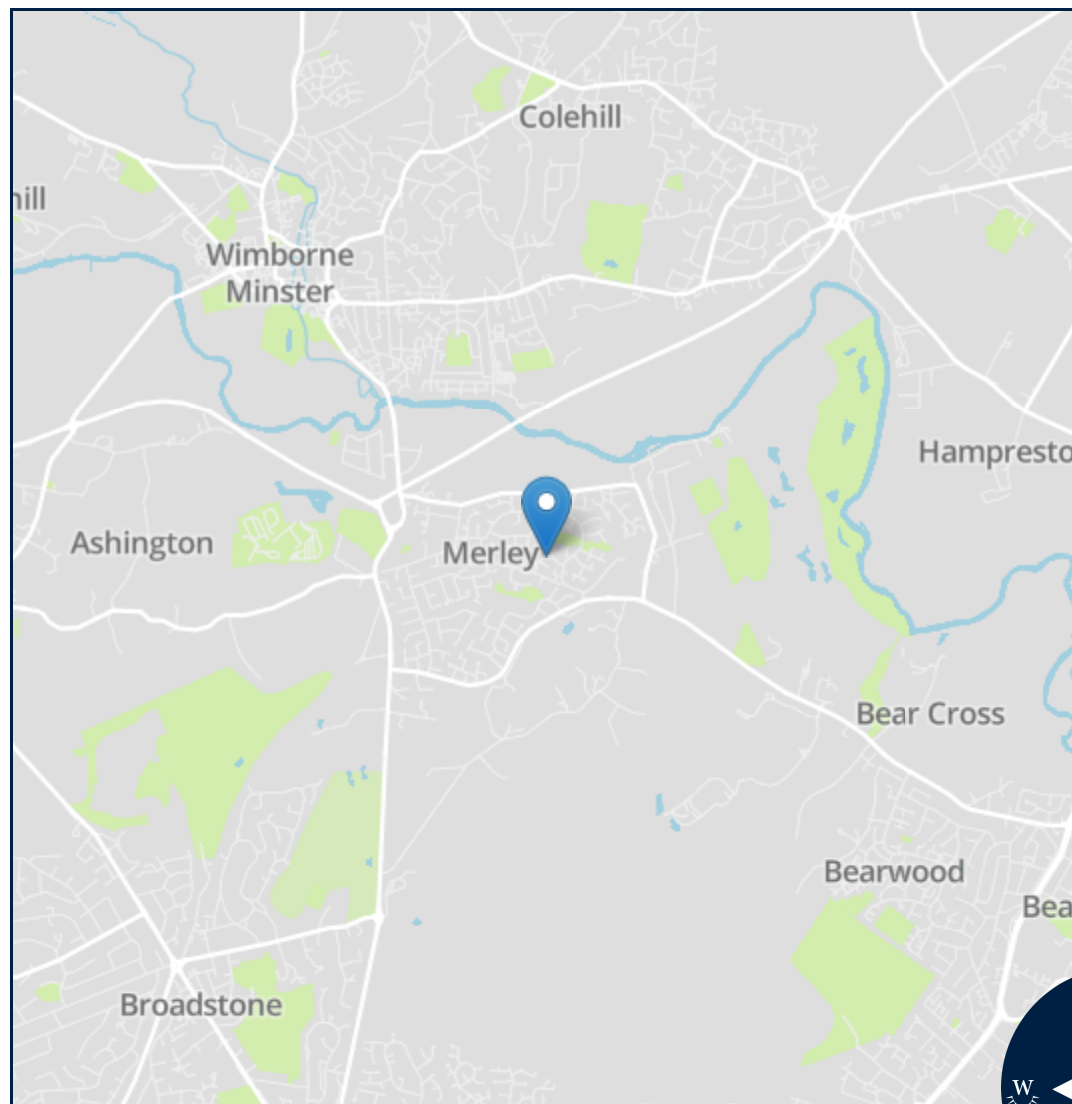
1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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