

FOR SALE
01202 880000
fisks

Asking Price

£375,000

Freehold

WIMBORNE ROAD, POOLE BH15 3EG



- ◆ DETACHED FAMILY HOME
- ◆ SCOPE TO EXTEND (STPP)
- ◆ NO FORWARD CHAIN
- ◆ THREE BEDROOMS

A well proportioned, three bedroom, detached family home in need of some modernisation and boasting scope for development (STPP) being offered without a forward chain.

Property Description

The property sits centrally on its plot and, in our opinion, boasts tremendous scope to be extended and developed further (STPP). The home currently comprises of a living room, dining room, conservatory and kitchen to the ground floor with three bedrooms, of which two are doubles and there is a family bathroom to the first floor. The home has been double glazed and benefits from gas fired heating.

Gardens and Grounds

The front garden is primarily laid to hard standing with an immediate driveway which is laid to tarmac and an area of gravel that could also be used as off road parking. A driveway leads to the left hand side of the property and in turn provides access to the rear garden via a pair of wood built garden gates. The rear garden is divided into two principle areas, which are both primarily laid to lawns, and there are various sections of hard standing and a detached single garage.

Location

Poole is renowned for its sandy beaches and vibrant town with places to eat, drink and shop. The train station is a short walk with frequent train services to London Waterloo, Bournemouth, Southampton, The New Forest, Winchester, and Weymouth. Poole bus station is also close by offering both frequent local and long distance services. The area is also served by Bournemouth and Southampton airports and Poole's Cross Channel Ferry services. Poole Quay is at the end of Poole High Street with its numerous restaurants, bars and ferries to Brownsea Island. The Jurassic Coast to the west and the New Forest to the east are two of the most beautiful areas of the U.K. The area benefits from numerous leisure facilities including wind surfing, sailing, swimming and golf. There are miles of award winning sandy beaches, including the famous Sandbanks beach, which is less than five miles away.

Size: 992 sq ft (92.2 sq m)

Heating: Gas fired (Vented)

Glazing: Double glazed

Parking: Driveway & detached single garage

Garden: North East

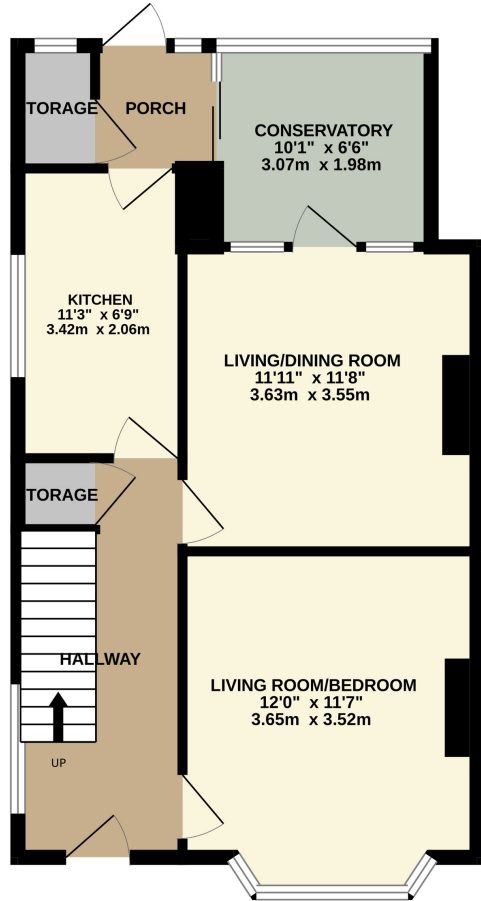
Main Services: Electric, water, gas, telephone, drains

Local Authority: BCP Council

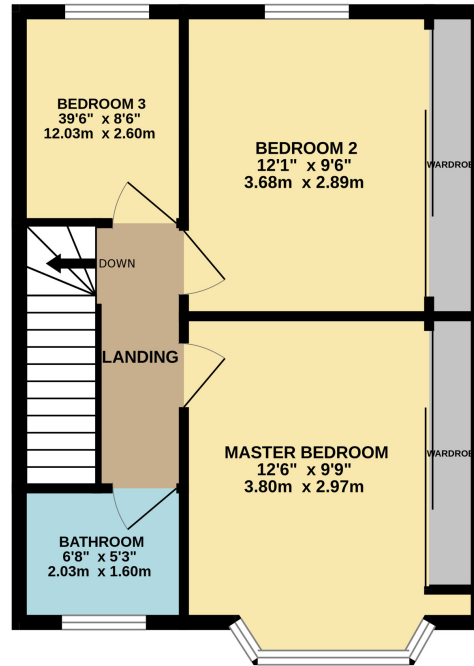
Council Tax Band: D



GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.

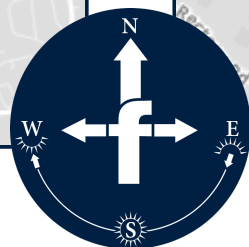
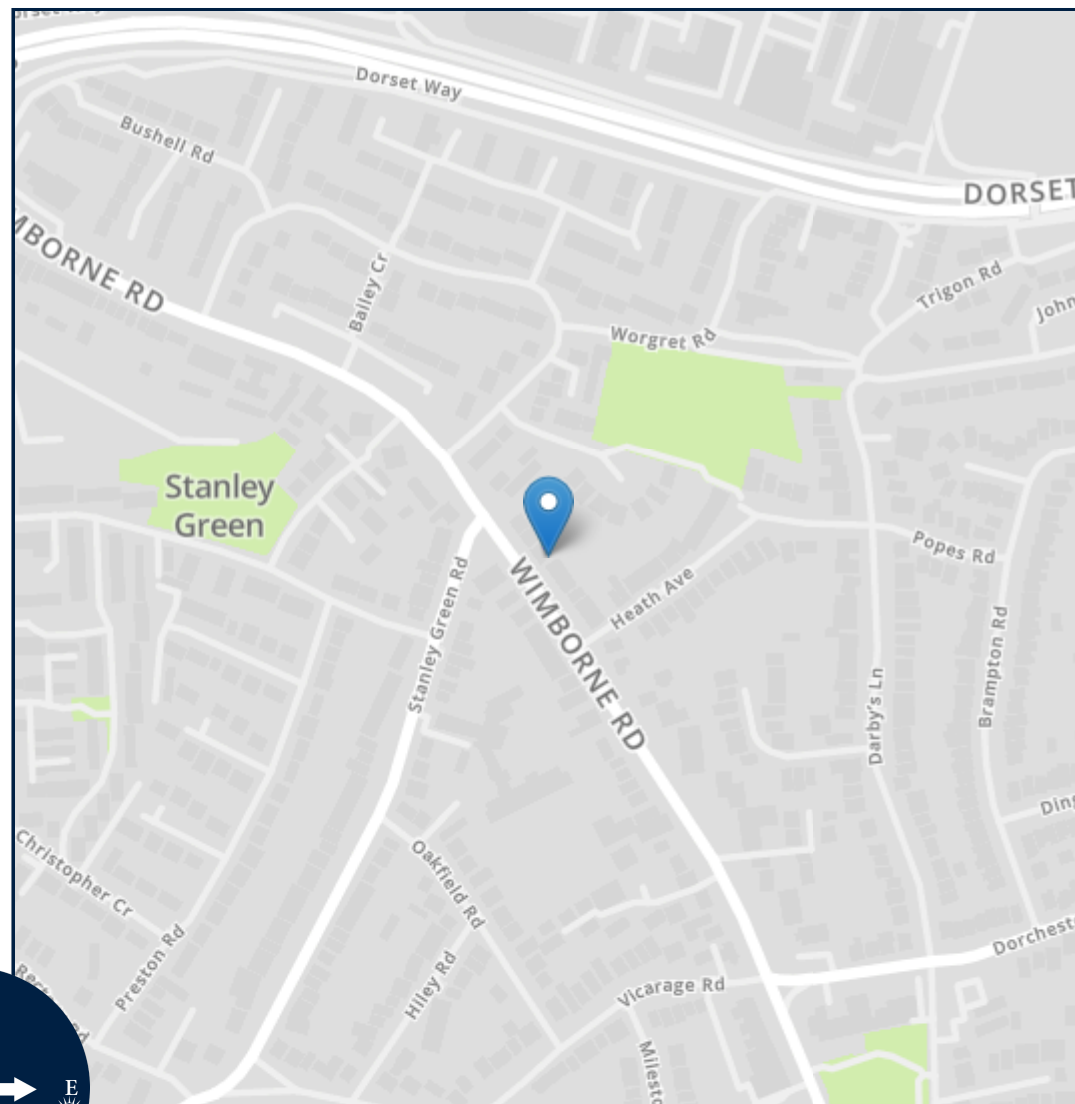
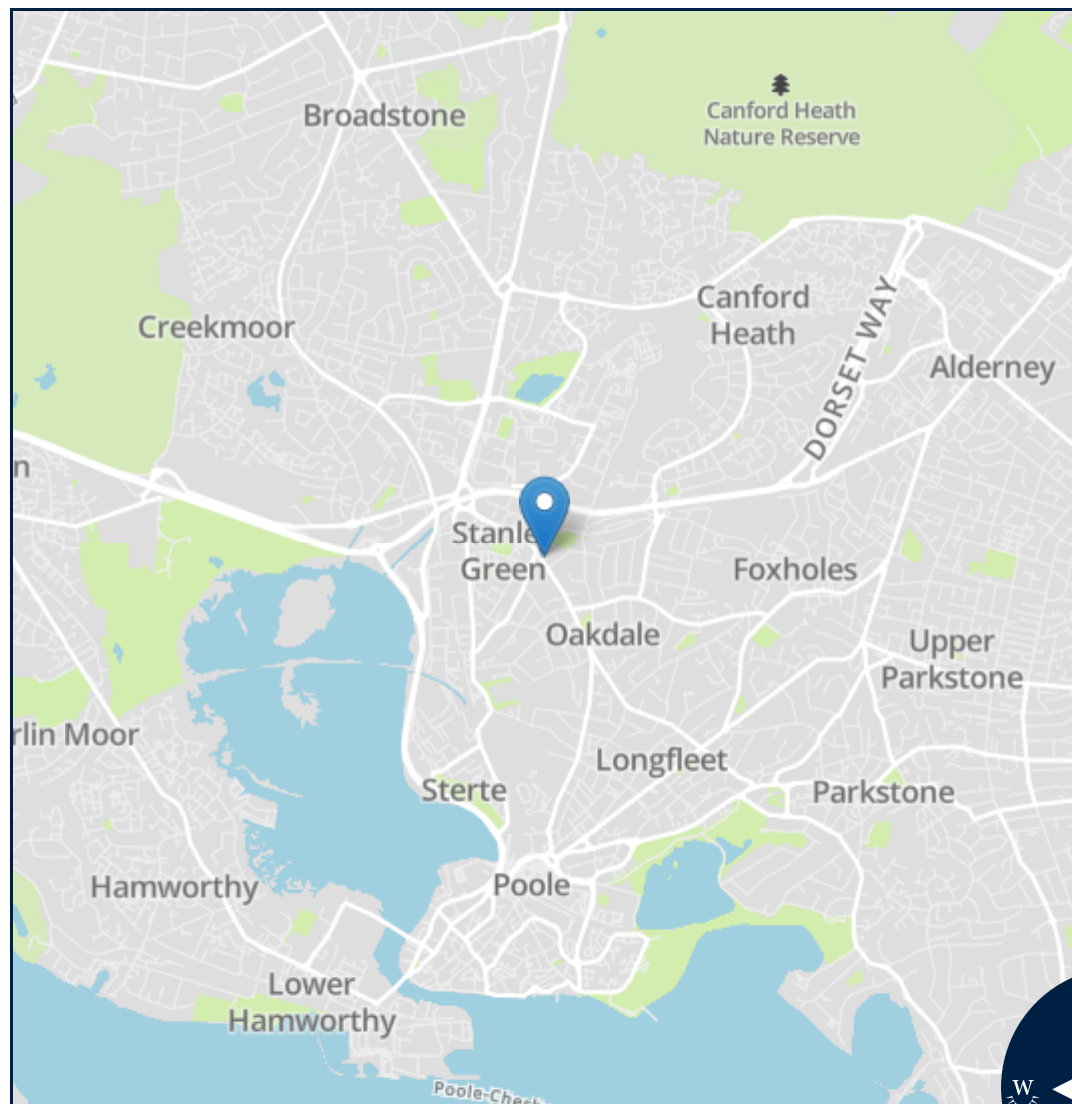


1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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12 East Street, Wimborne,
Dorset, BH21 1DS
www.fisksestateagents.co.uk
01202 880000