



*Asking Price*

**£475,000**

Freehold

PARKWOOD ROAD, WIMBORNE BH21 1LG



- ◆ DETACHED FAMILY HOME
- ◆ THREE BEDROOMS
- ◆ GENEROUS FAMILY BATHROOM
- ◆ CLOSE TO TOWN CENTRE
- ◆ DETACHED GARAGE
- ◆ OFF ROAD PARKING
- ◆ SOLAR PANELS
- ◆ SOLE AGENTS

A traditional, three bedroom, detached family home, positioned close to Wimborne Town Centre and boasting a detached garage as well as off road parking, solar panelling and scope for further extension (STPP).

### Property Description

Parkwood Road is located close to Wimborne Town Centre with its wealth of shopping and entertainment facilities, with this particular home being located towards the Easterly end. The accommodation comprises an open plan lounge/dining room, modern fitted kitchen with three bedrooms and a large family bathroom to the first floor. The home has been double glazed throughout and benefits from gas fired heating as well as having solar panelling.





## Gardens and Grounds

The front garden is laid to hard standing with a variety of shrubs and bushes and the boundary is clearly defined by a dwarf brick built wall. A pathway leads to the left hand side of the home and a garden gate denotes access to the rear garden. The rear garden is southerly in orientation and is split into two principal areas. There is a paved patio spanning the rear elevation and an ornate iron gate leads to steps down to a further bricked paved area which divides a raised flower bed from an ornate brick-built fish pond. There is a further paved area adjoining the detached single garage, which has an access door towards the rear that provides access to a partitioned room that would suit a home business. A garden fence and gate spans the rear boundary of the garden and provides access to the off road parking facility, which is suited to two vehicles, and is accessed from service road to the rear.

## 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: 1301 sq ft (120.8 sq m)

Heating: Gas fired (combi) installed 2010 & serviced annually

Glazing: Double glazed

Parking: Off road parking & single garage

Garden: South facing

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

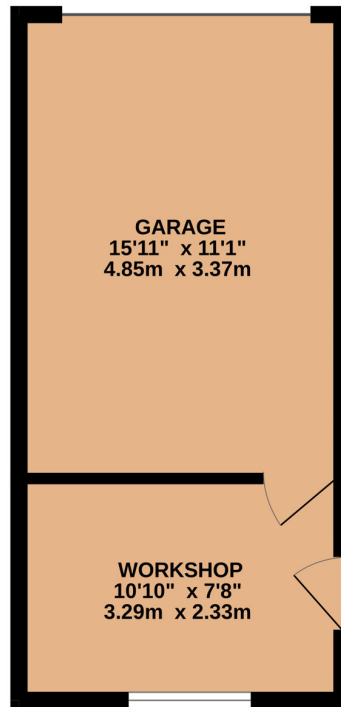
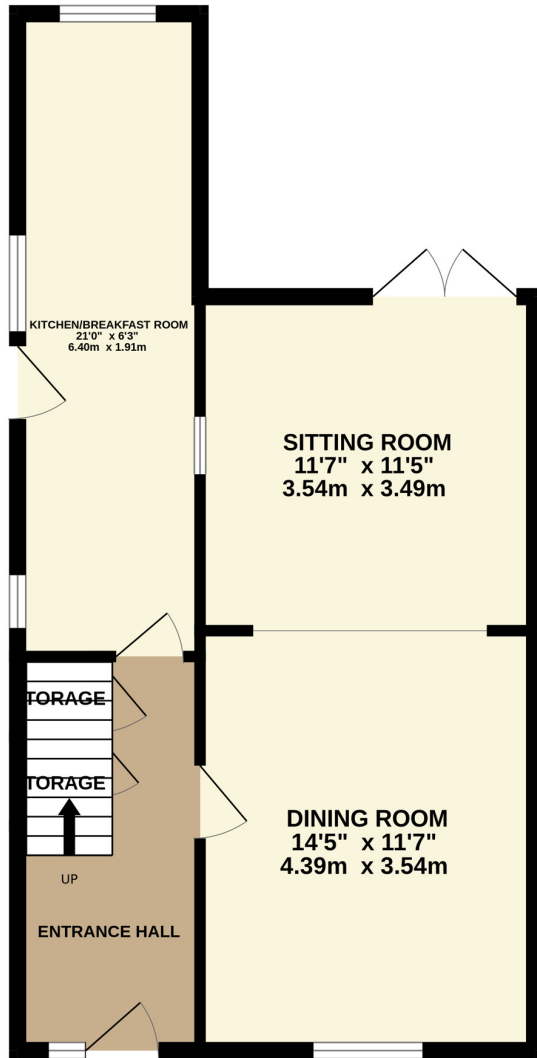
Local Authority: Dorset Council

Council Tax Band: D





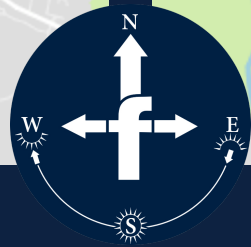
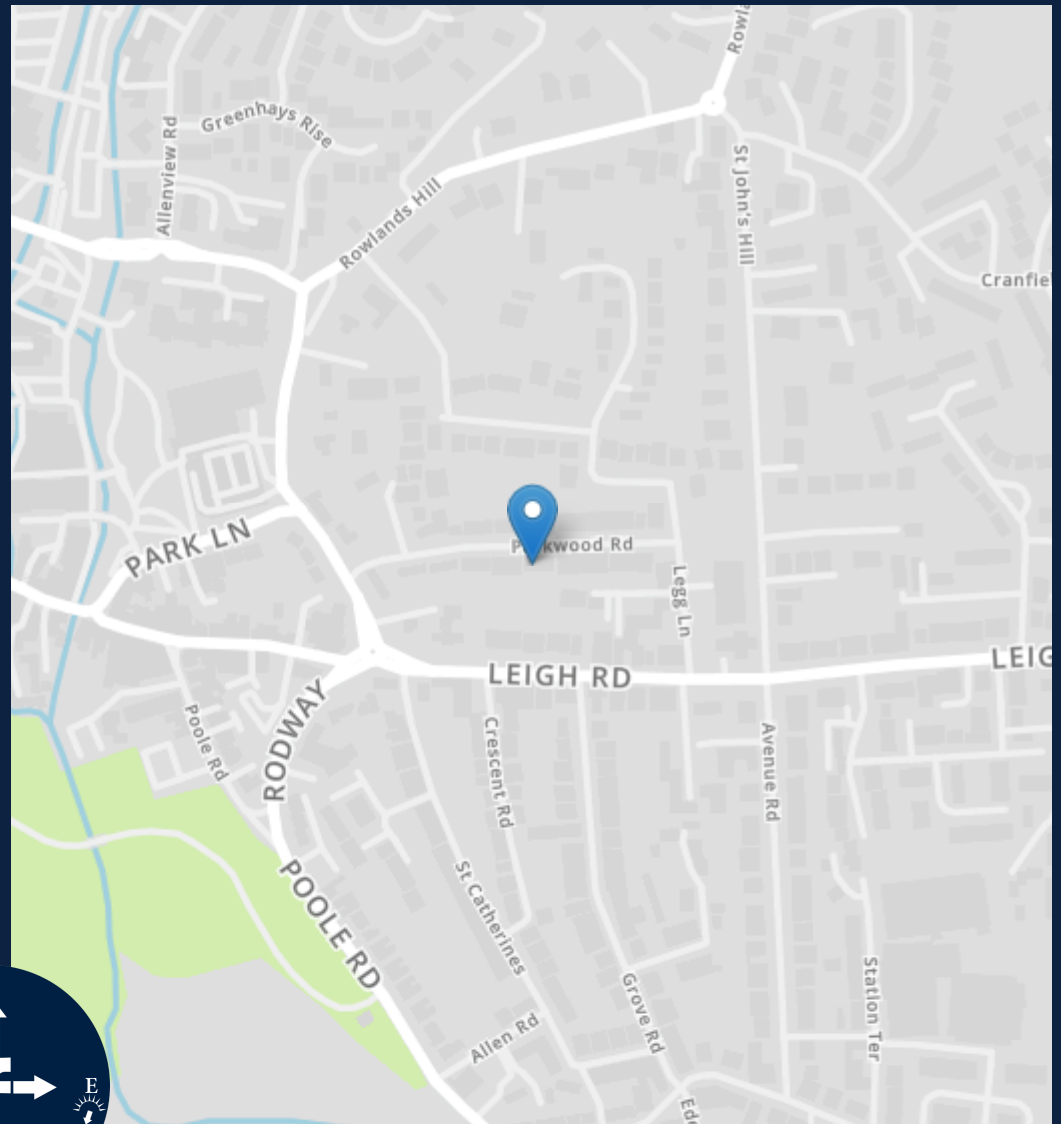
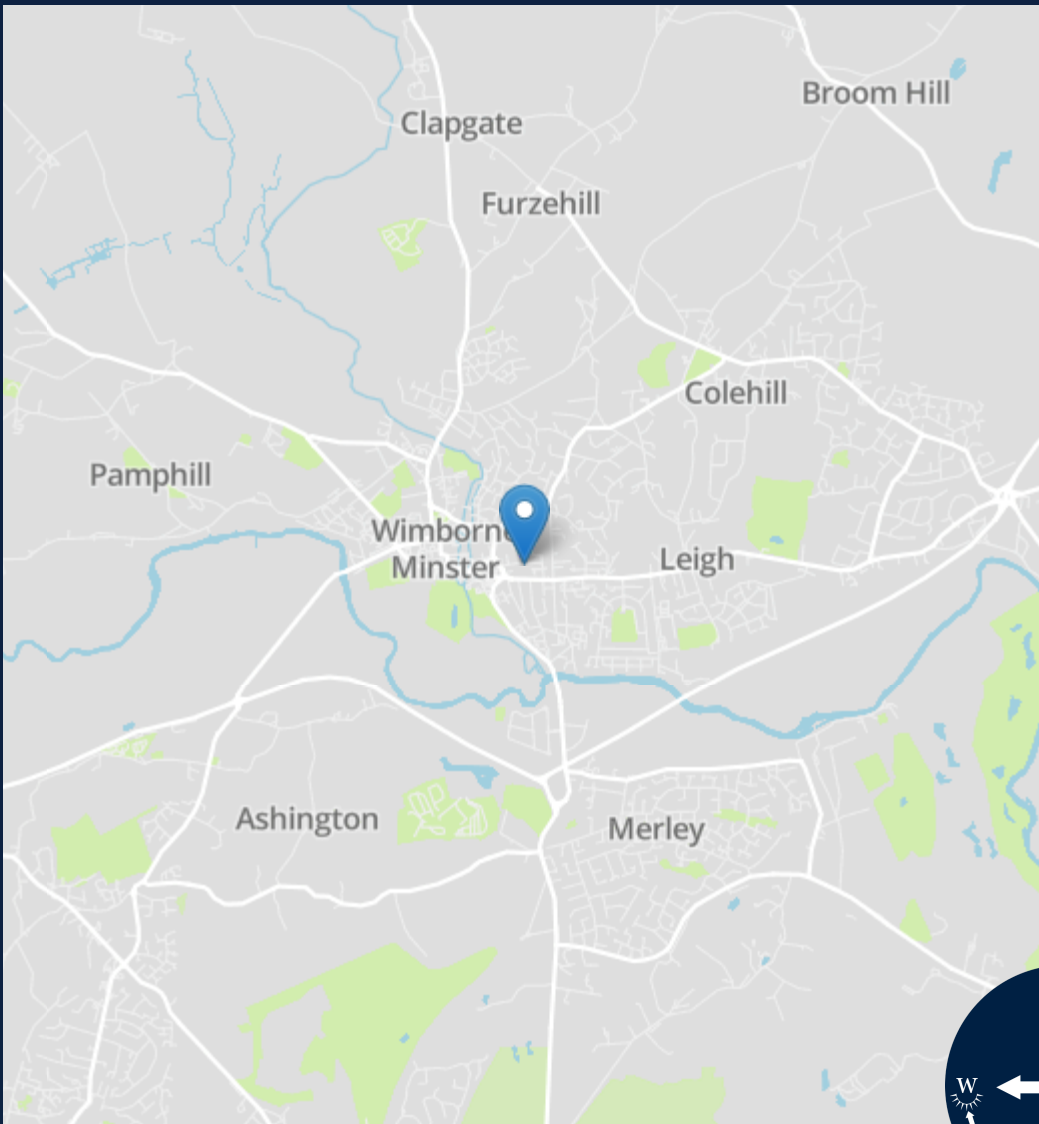
GROUND FLOOR  
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.8 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+)	<b>A</b>		
(81-91)	<b>B</b>	82	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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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