



Asking Price

£349,000

Freehold

GRENVILLE ROAD, WIMBORNE, DORSET BH21 2BB



- ◆ **THREE BEDROOM HOUSE**
- ◆ **ENCLOSED REAR GARDEN**
- ◆ **OFF-ROAD PARKING**
- ◆ **CLOSE TO AMENITIES AND TOWN CENTRE**

A well-presented three bedroom, semi-detached house located close to Wimborne town centre which benefits from an enclosed rear garden and off road parking.

Property Description

Grenville Road is a highly regarded residential street in the sought-after market town of Wimborne Minster. The property enjoys a convenient location, with the historic town centre just a short, mostly level walk away, offering a variety of shops, cafés, and local amenities.

Set slightly back from the road, this home features an open porch leading into a welcoming entrance hall, which includes a practical storage cupboard housing the washing machine and tumble dryer, as well as a downstairs WC. The living/dining room overlooks the enclosed rear garden, creating a bright and inviting space. The modern kitchen is fitted with a range of floor and wall units, with work surfaces along one side, and provides direct access to the rear garden.

On the first floor, there are three well-proportioned bedrooms, all served by a family bathroom. Additional benefits include gas-fired heating and double glazing throughout, ensuring comfort and efficiency.

Garden and Grounds

The front garden provides driveway parking one allocated parking space and convenient access to the home. To the rear, the enclosed garden features a decked area spanning the full width of the property alongside an area of lawn. A side gate provides access to the front of the property, and there is also access to the single garage located at the rear of the home.

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.

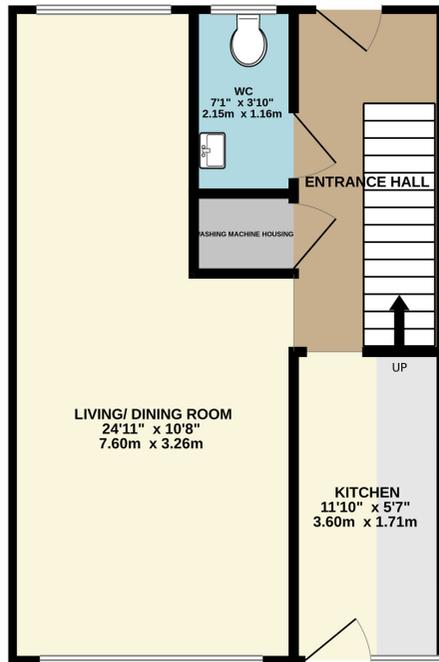


Size: Approx 866 sq ft (80.4 sq m)
Heating: Gas fired heating
Glazing: Double glazed throughout
Parking: One allocated parking space and a single garage
Garden: Enclosed rear garden
Main Services: Gas, electric, water and drains
Local Authority: Dorset Council
Council Tax Band: C
Additional Information:

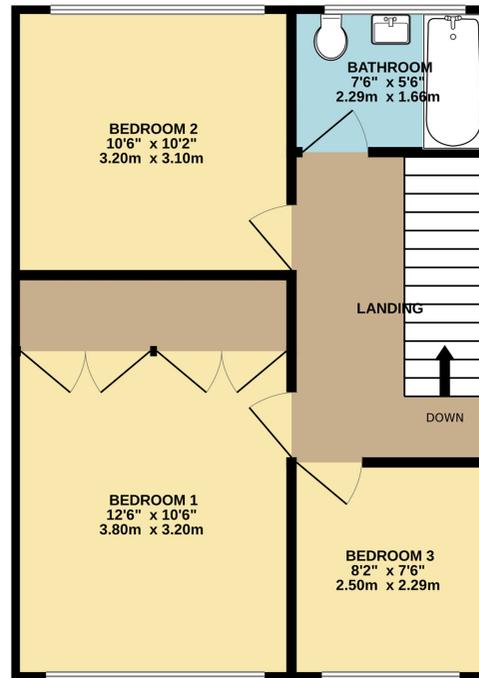
For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

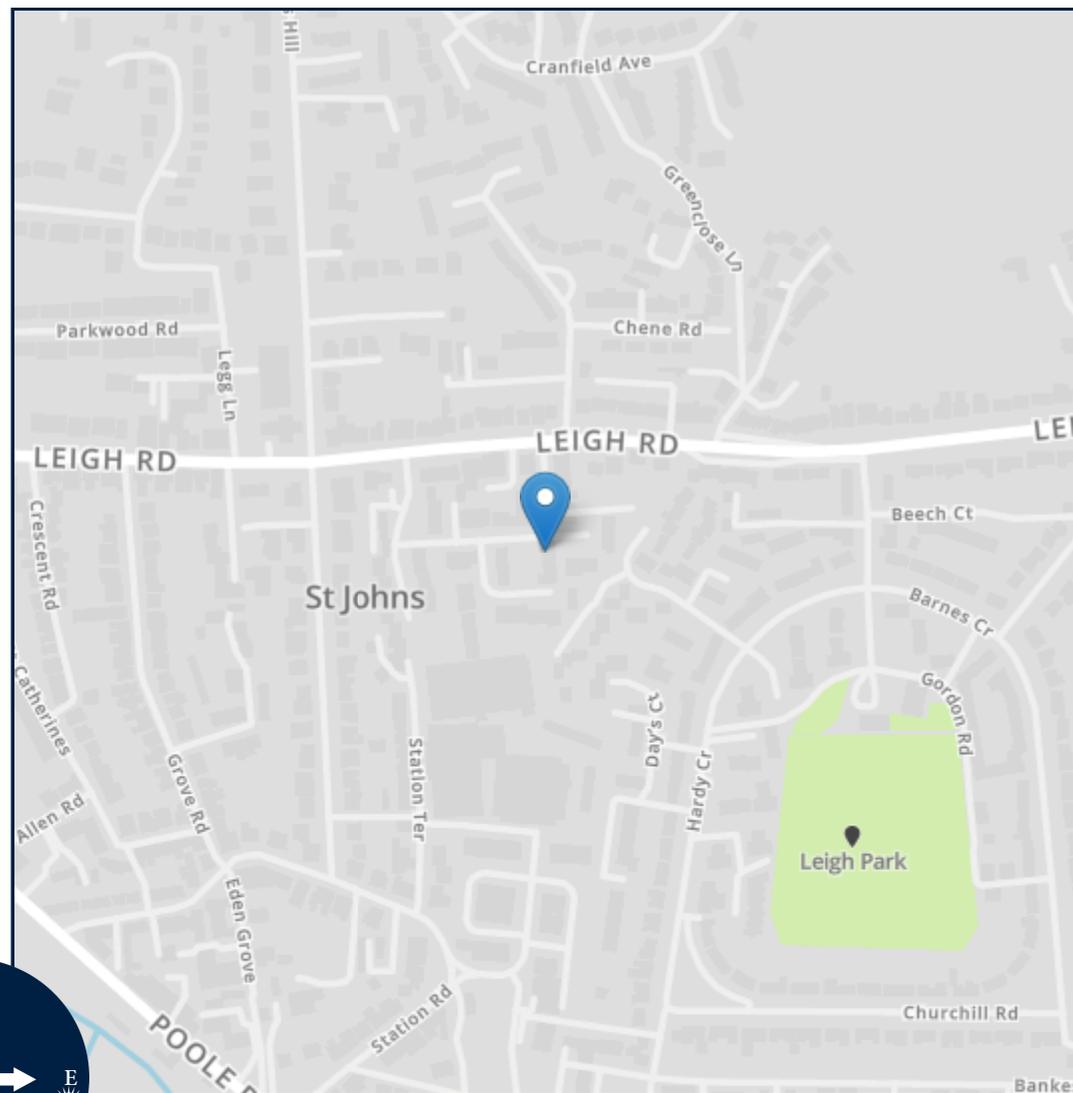
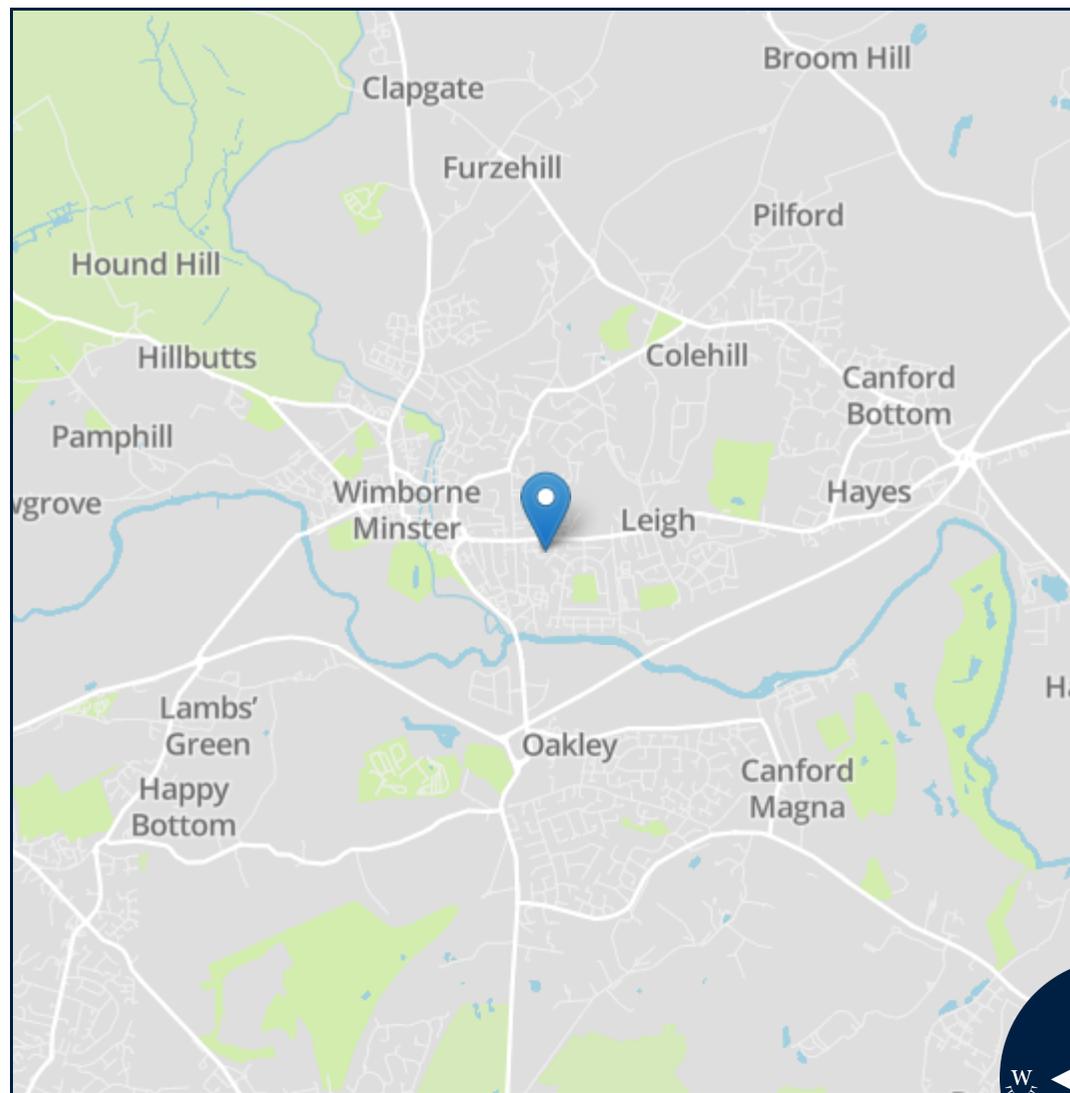


1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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