

*Asking Price*

£395,000

Freehold

AVENUE ROAD, WIMBORNE, DORSET BH21 1BS



- ◆ TWO BEDROOM HOUSE
- ◆ ENCLOSED REAR GARDEN
- ◆ OFF ROAD PARKING
- ◆ POPULAR RESIDENTIAL LOCATION

A Victorian semi-detached home offering two double bedrooms and off-road parking, ideally located on one of Wimborne's most sought-after residential avenues, just a level mile from The Square.

## Property Description

Avenue Road is located East of Wimborne Town Centre and offers convenient access to local schools, amenities and shops. The accommodation comprises a welcoming entrance porch and hallway, living room which features a bay window and an elegant ornamental fireplace and a generously proportioned kitchen/ dining room, fitted with a range of base and eye level units and a large under-stairs cupboard. At the rear of the home features a conservatory which provides access to the courtyard garden.

Upstairs, there are two spacious double bedrooms, both featuring built-in storage space, both of which are serviced by a family bathroom.

## Gardens and Grounds

The front of the home benefits from a gravelled driveway, providing off-road parking for two cars and gated access to the rear garden. The rear courtyard garden is paved for ease of upkeep and bordered with mature plants and shrubs.

## 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: 1105 sq ft (102.6sq m)  
 Heating: Gas fired  
 Glazing: Double glazing  
 Parking: Driveway parking for two cars  
 Garden: Enclosed courtyard garden  
 Loft: Yes. No ladder or lighting.  
 Main Services: Gas, electric, water and drainage.  
 Local Authority: Dorset Council  
 Council Tax Band: Band C  
 Additional Information:

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

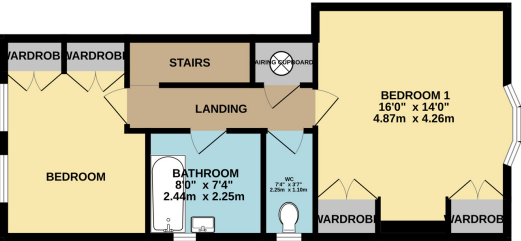
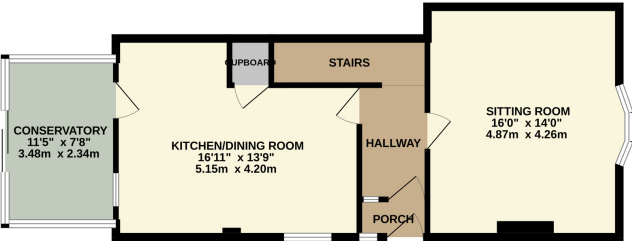
For information relating to flood risk, please refer to gov.uk





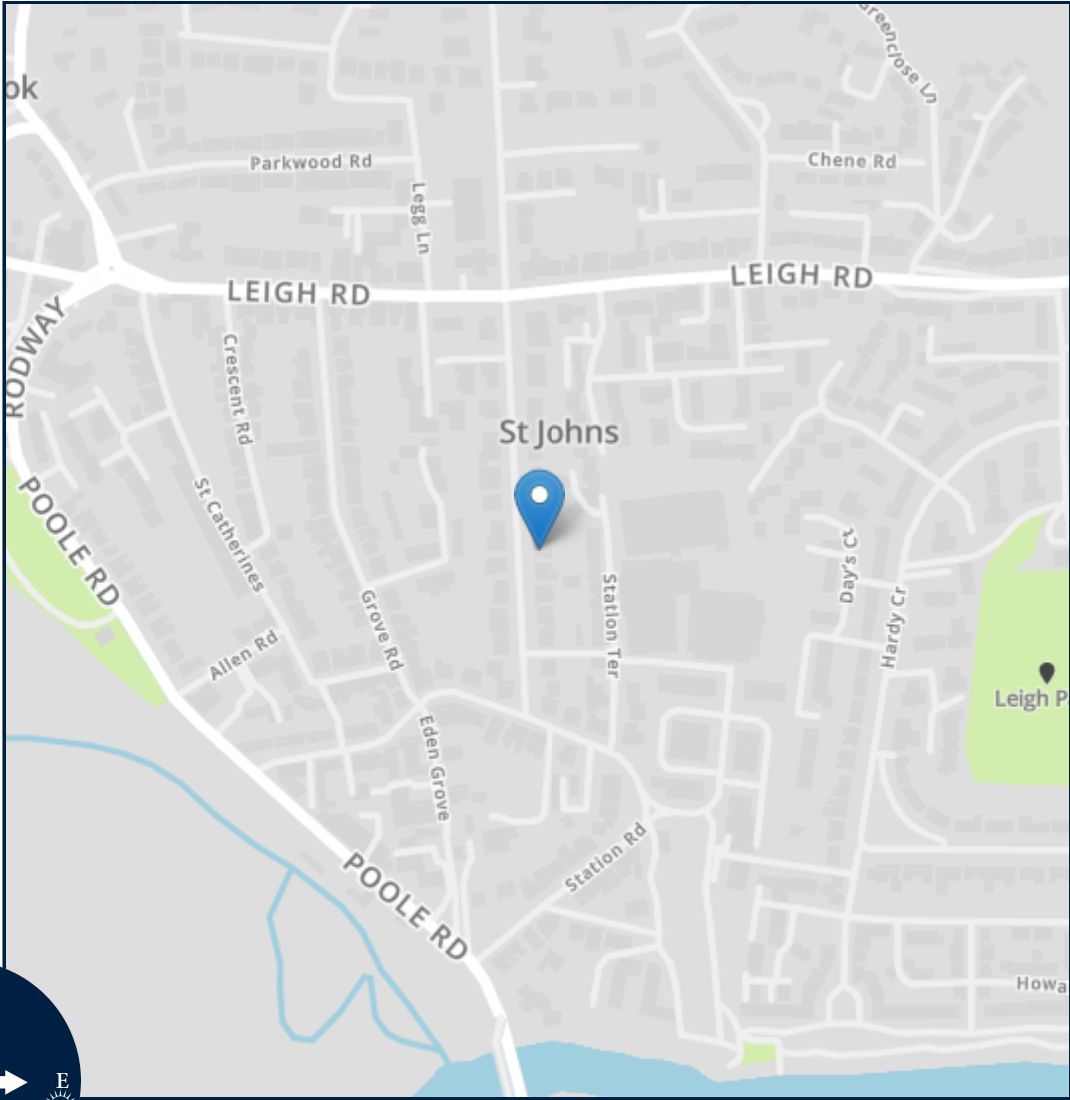
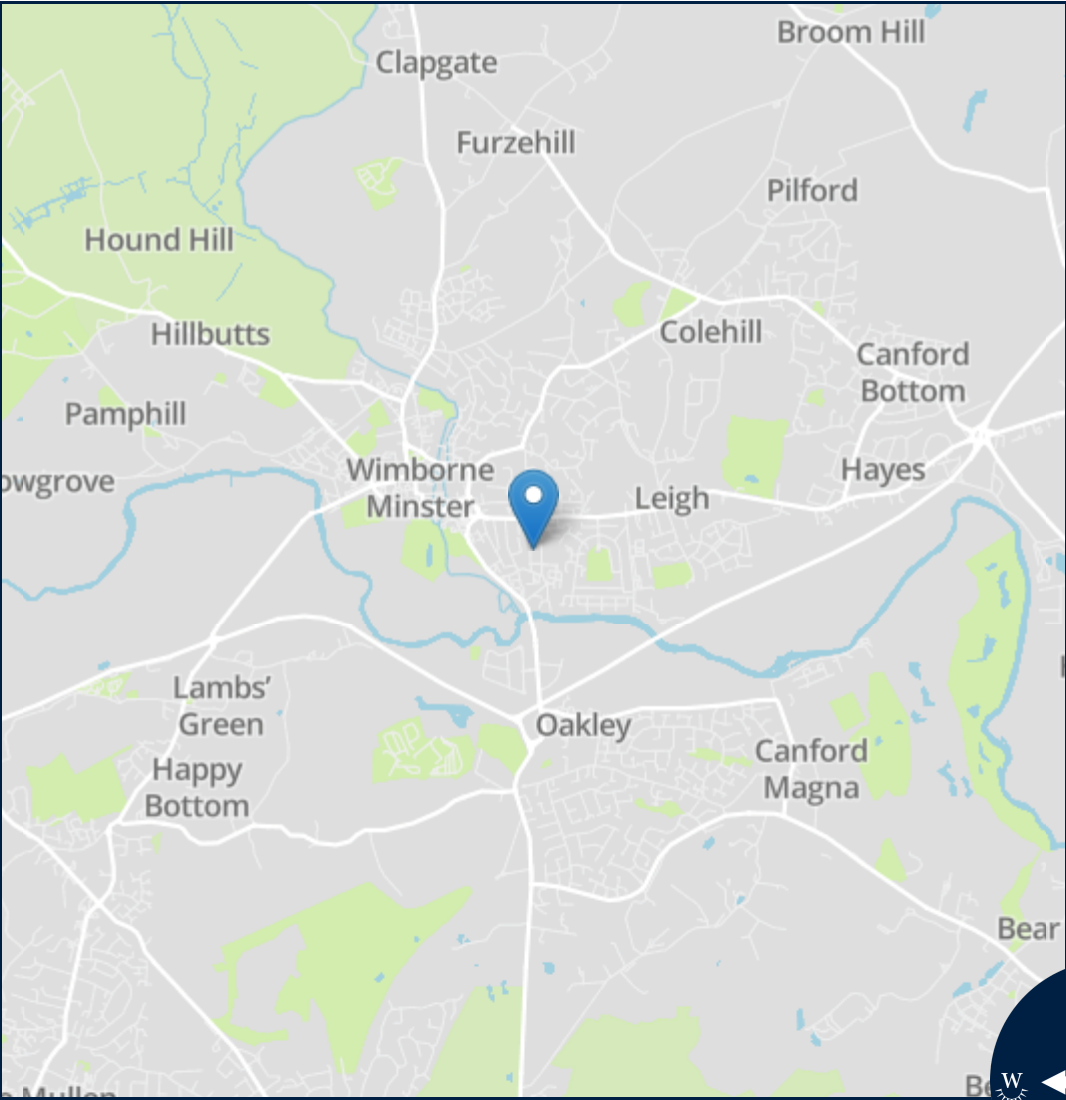
GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.

1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000