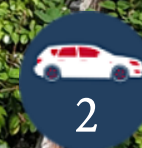




Asking Price
£375,000

Freehold

GORDON ROAD, WIMBORNE, DORSET BH21 2AP



- ◆ **SEMI-DETACHED HOUSE**
- ◆ **TWO GENEROUS DOUBLE BEDROOMS**
- ◆ **SCOPE TO DEVELOP/EXTEND (STPP)**
- ◆ **DETACHED SINGLE GARAGE**

A semi-detached, large two bedroom, house requiring updating throughout and providing scope to be easily extended to create a three or four bedroom home (STPP).

Property

Gordon Road is a short road linking Leigh Park with Leigh Road and this particular property is situated on the Easterly side. The home benefits from garden on three elevation making it an ideal proposition for extension (STPP) and the creation of a third bedroom could be easily achieved without increasing the foot print. The accommodation currently comprises of two reception rooms, store room and kitchen to the ground floor and there are two generous double bedrooms and a family bathroom to the first floor. Furthermore the home has gas fired heating and is double glazed.

Grounds and Gardens

The front garden offers mature borders and the garden extends around the right hand side of the home. Adjoining the rear boundary there is a driveway which is accessed from Beech Court and provides off road parking for one vehicle and in turn access to the detached single garage with an up and over style door. There are some garden sheds and the rear garden is entirely laid to hard standing which creates a courtyard style environment.

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.

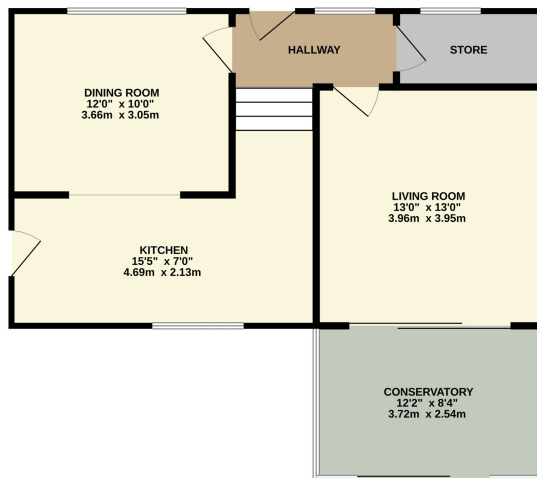
Size: Approx sq ft (sq m)
 Heating: Gas fired heating
 Glazing: Double glazed
 Parking: Off road parking for two cars.
 Garden: Rear Garden
 Main Services: Gas, electric, water and drains.
 Local Authority: Dorset Council
 Council Tax Band: Band C
 Additional Information:

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

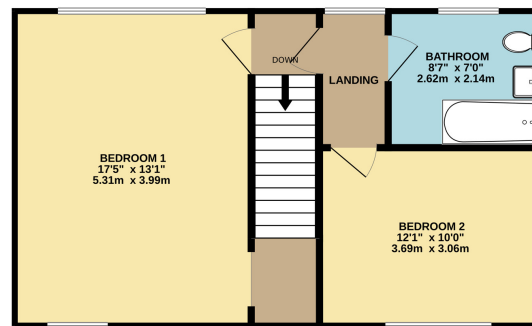
For information relating to flood risk, please refer to gov.uk



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

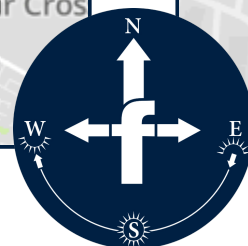
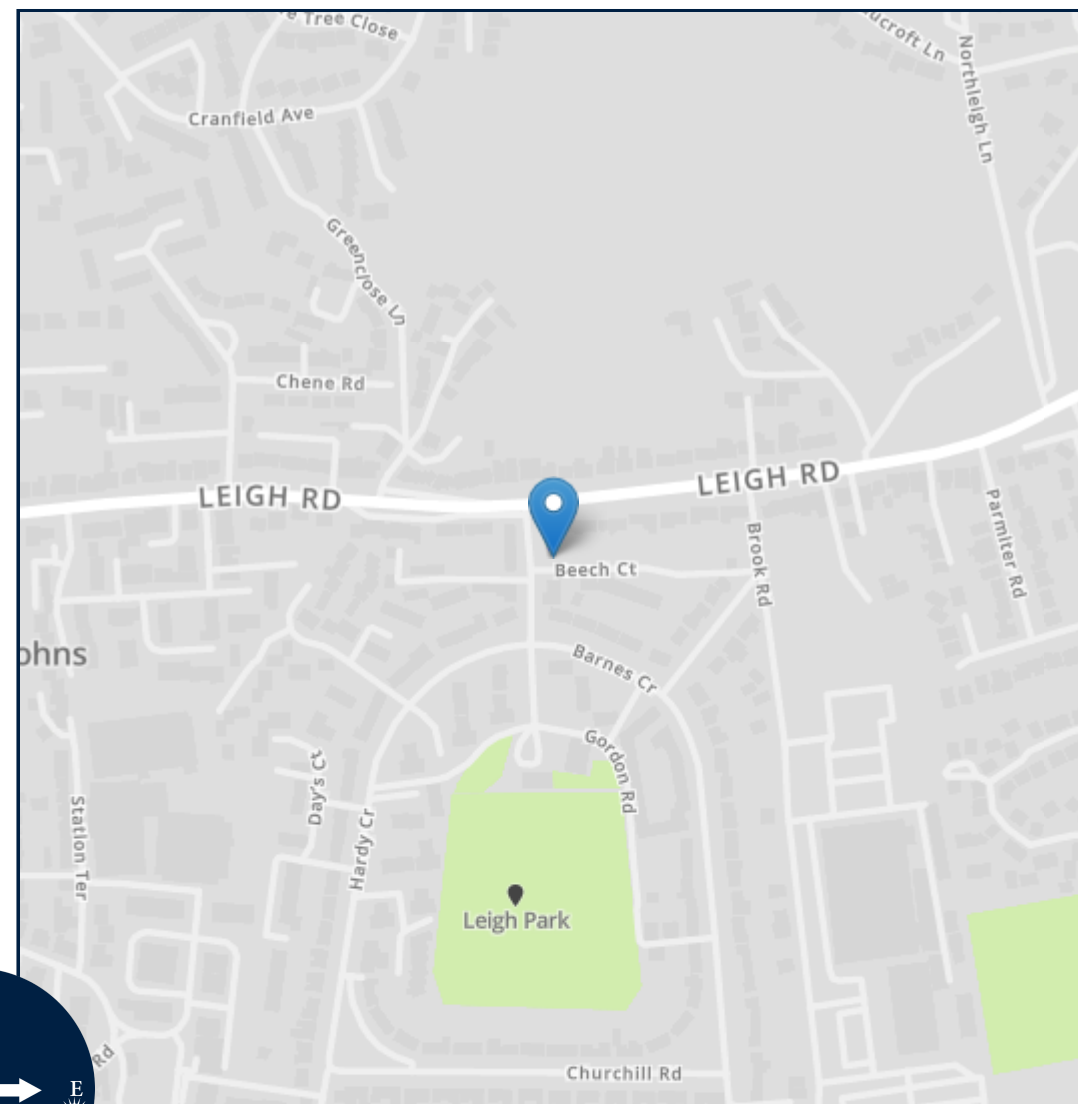
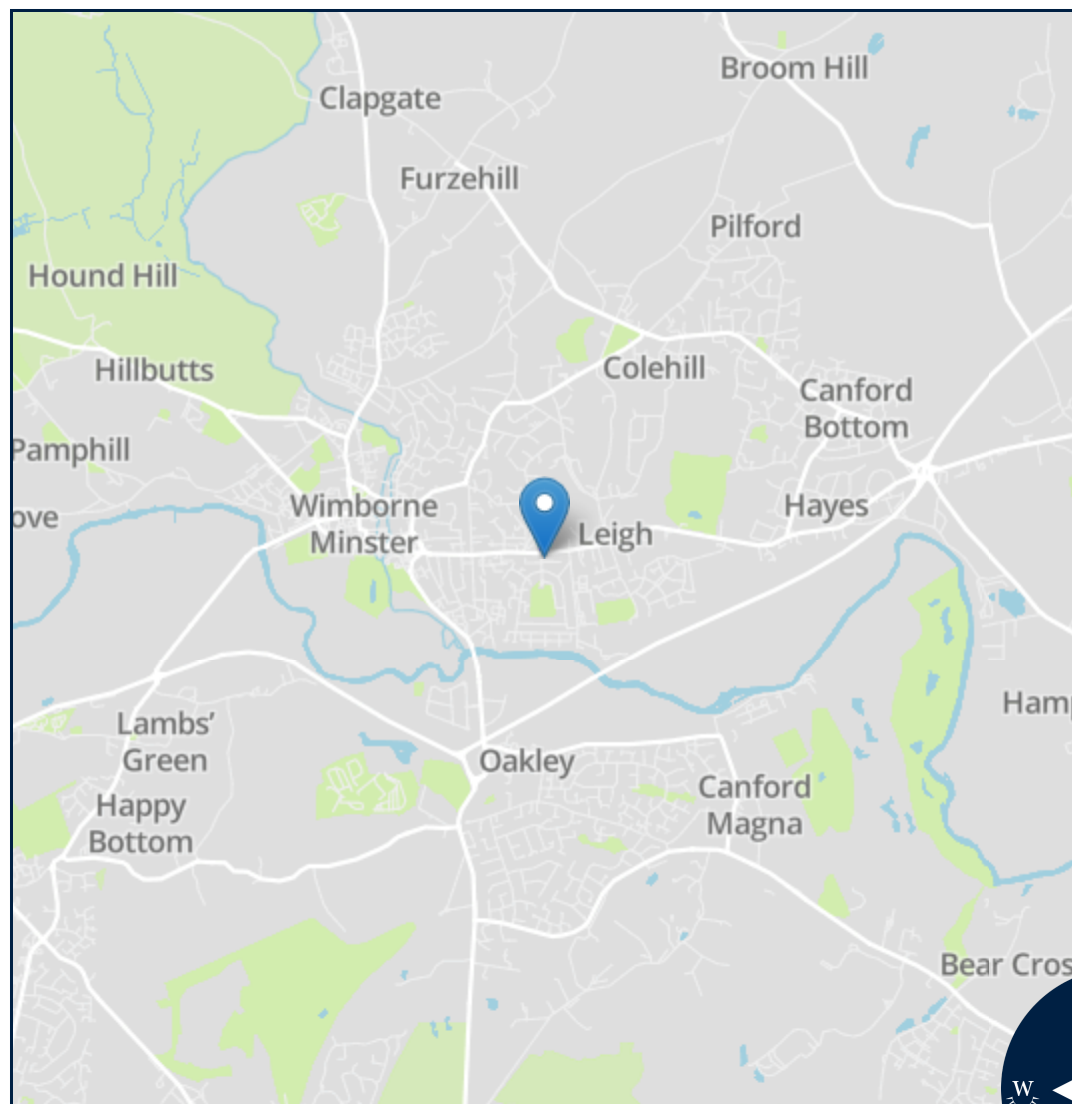


1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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