



Asking Price

£475,000

GROVE ROAD, WIMBORNE BH21 1BW

Freehold



- ◆ SEMI DETACHED HOUSE
- ◆ PLANNING PERMISSION GRANTED TO EXTEND
- ◆ TWO / THREE BEDROOMS
- ◆ SECURE DOUBLE GARAGE
- ◆ OFF ROAD PARKING
- ◆ CLOSE TO TOWN CENTRE
- ◆ GAS FIRED HEATING
- ◆ SOLE AGENTS

A semi-detached, three bedroom, family home situated within the heart of the Victorian quarter and boasting off road parking as well as a double garage and offering scope for extension (STPP).

Property Description

Grove Road sits within the heart of Wimborne's Victorian quarter, close to Wimborne town centre, with its wealth of shopping and entertainment. The accommodation comprises two reception rooms, kitchen, utility and a shower room to the ground floor. There are two double bedrooms on the first floor as well as a third bedroom which is accessed through the master bedroom. The bedrooms are all served by a family bathroom on the first floor and loft room above. The home is positioned on a sympathetic plot and, in our opinion, there is scope for development with a planning permission that has recently been granted (REF: P/HOU/2024/01666) . The home also benefits from gas fired heating and is double glazed throughout.





Gardens and Grounds

The front garden is paved and there is a dropped curb which allows off road parking for one vehicle. A garden gate denotes access to the side elevation and in turn the back garden, which widens as you move towards the rear boundary. There is a detached double garage to the rear, which is accessed from Crescent Road and also provides further off road parking.

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: 1253 sq ft (116.4 sq m)

Heating: Gas fired (Vented) serviced annually

Glazing: Double glazed

Parking: Parking for 1 vehicle & detached double garage

Garden: West facing

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

Local Authority: Dorset Council

Council Tax Band: C

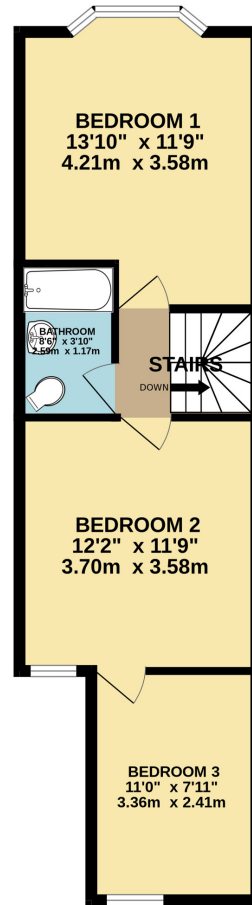




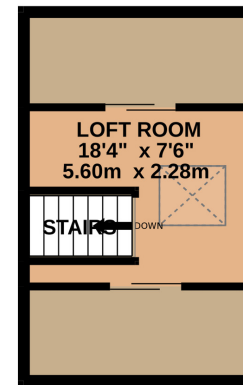
GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

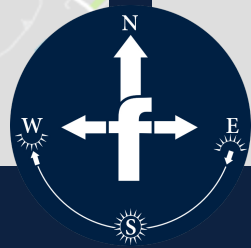
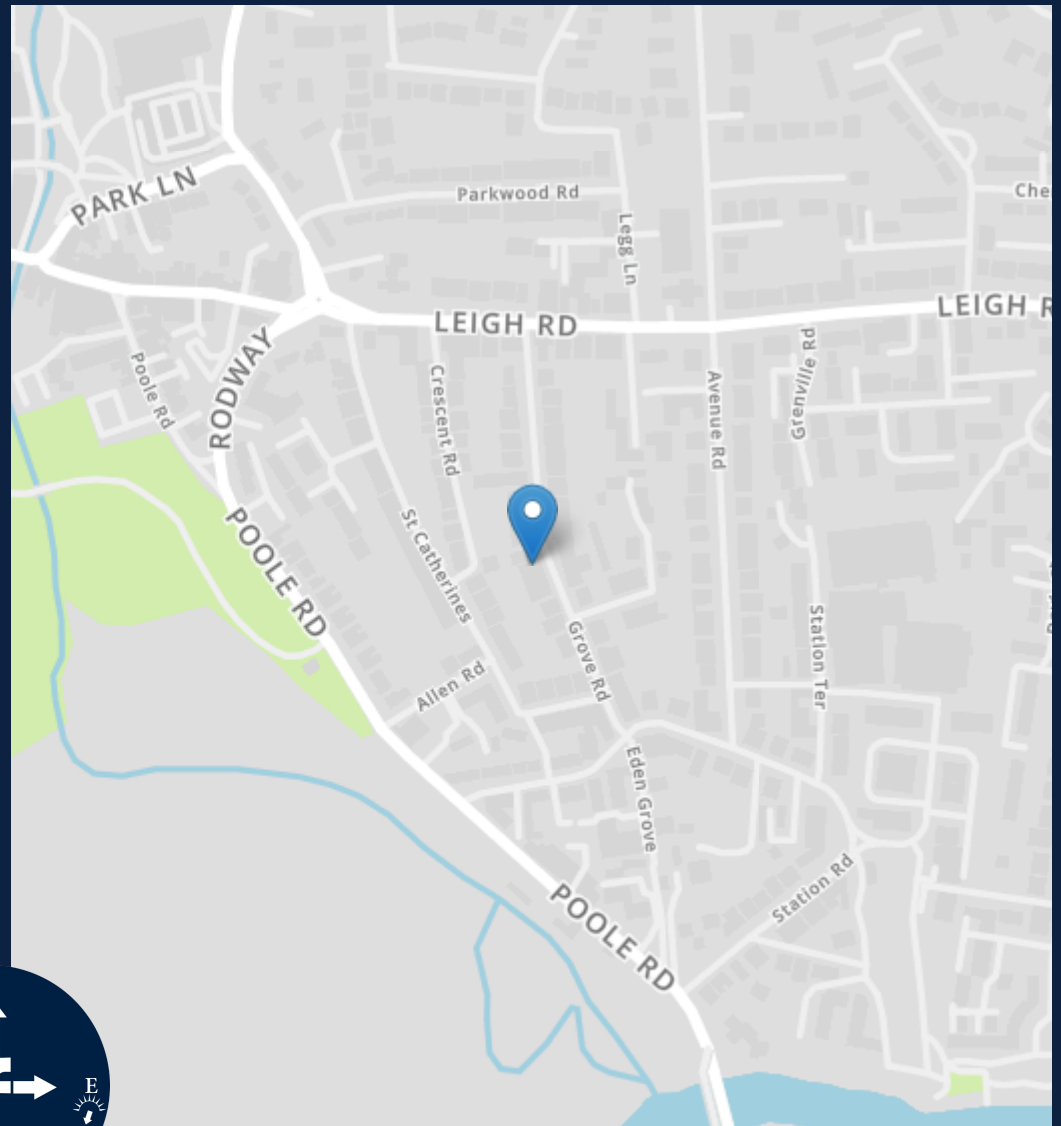
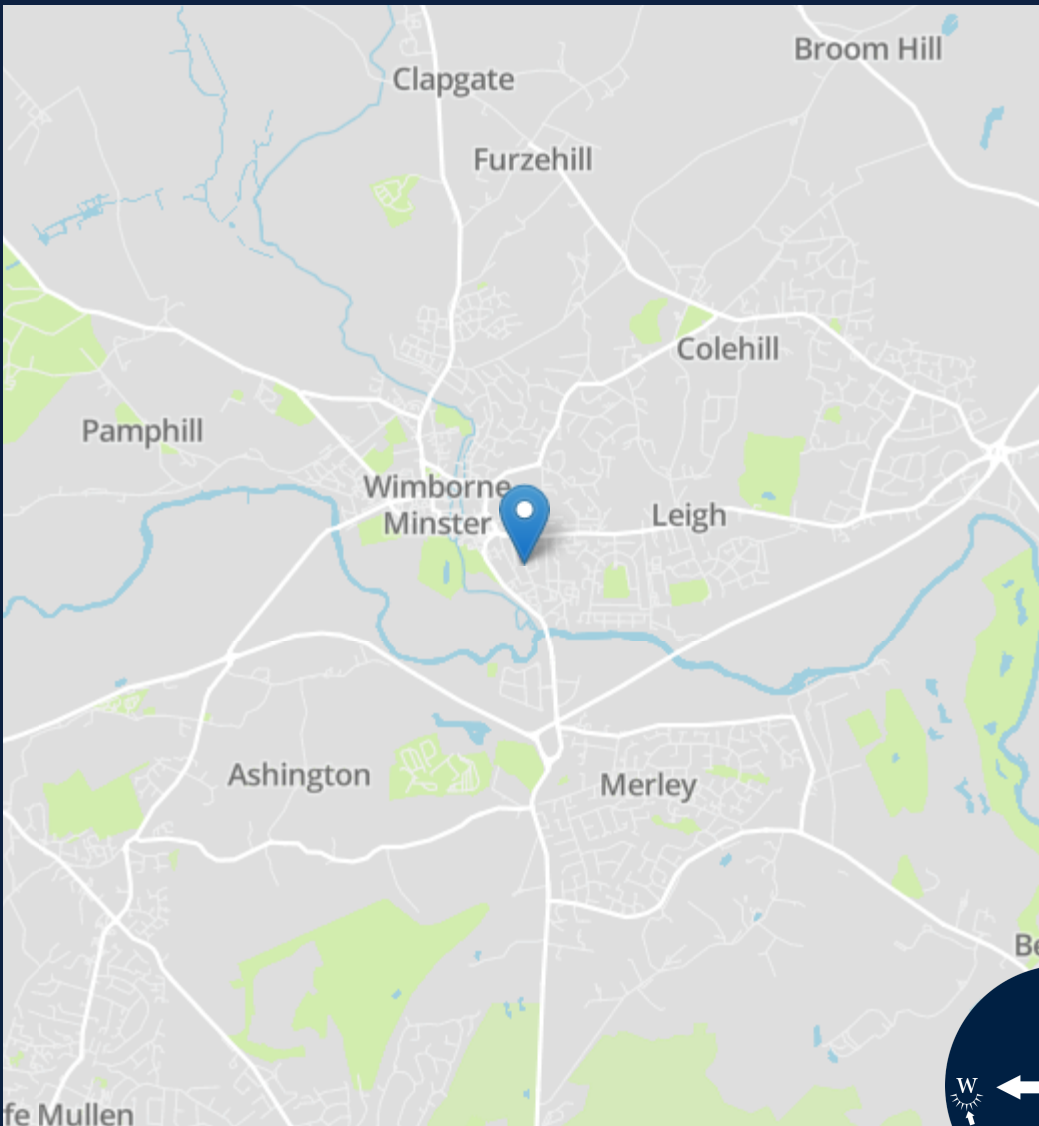


1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	79
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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