



*Asking Price*

**£450,000**

MIDDLEHILL ROAD, WIMBORNE BH21 2SA

Freehold







- ◆ VICTORIAN FAMILY HOME
- ◆ SEMI-DETACHED
- ◆ THREE BEDROOMS
- ◆ ENSUITE- FACILITY TO PRINCIPLE BEDROOM
- ◆ BESPOKE FIRST FLOOR EXTENSION
- ◆ OFF ROAD PARKING
- ◆ VAULTED FEATURE BEDROOM
- ◆ SOLE AGENTS

A semi-detached, three bedroom, Victorian home within the heart of Colehill boasting a contemporary extension as well as off road parking, private garden and en-suite facility.

## Property Description

The home is situated within the heart of Colehill, close to the local amenities and boasts Victorian charm that has been fused with contemporary design in a bespoke, stilted first floor extension. The ground floor accommodation comprises of a traditional snug living room with feature fire place, open plan kitchen/dining room with undoubtedly serves as the heart of the home and boasts bi-folding doors to the garden. The first floor offers versatile bedroom accommodation which comprises of a generous, vaulted, principal bedroom that benefits from an en-suite shower facility and two further bedrooms which are served by a family bathroom. Furthermore, the home has been double glazed throughout and has gas fired heating.









## Gardens and Grounds

The front garden is primarily laid to shingle and the driveway sits to the right hand side of the home offering off road parking for two vehicles. A garden gate in turn denotes access to the rear garden which is primarily laid to a kept lawn and there are two paved patio areas ideal for enjoying outside living. Furthermore, there is a custom storage container which has been painted in a sympathetic green which provides an abundance of secure storage.

## 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 and only 1.5 hours away from London. 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, Blue Flag beaches and coastal routes to explore.



Size: 986 sq ft (91.6 sq m)

Heating: Gas Fired (serviced annually) combi boiler

Parking: Driveway for 2 cars

Glazing: Double glazing

Loft: Lighting & ladder (not boarded)

Garden: North facing

Main Services: Electric, Water, Gas, Telephone, Drains

Local Authority: Dorset Council

Council Tax Band: B

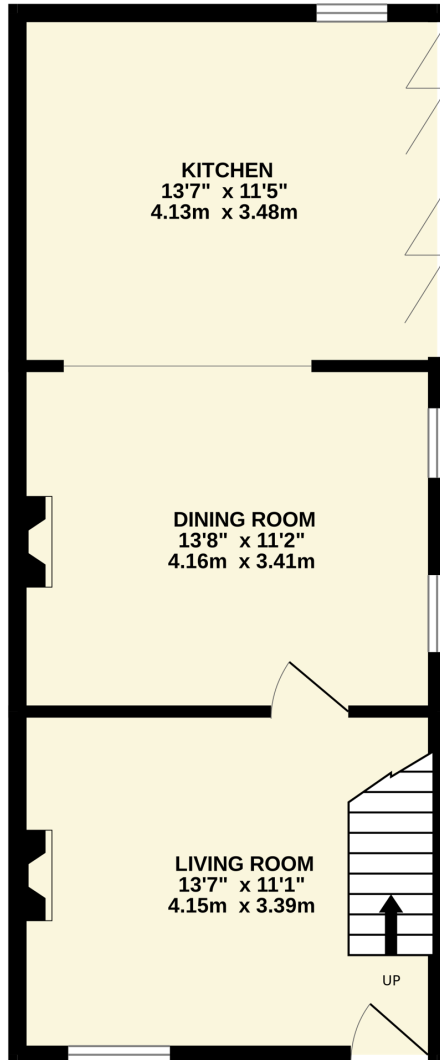




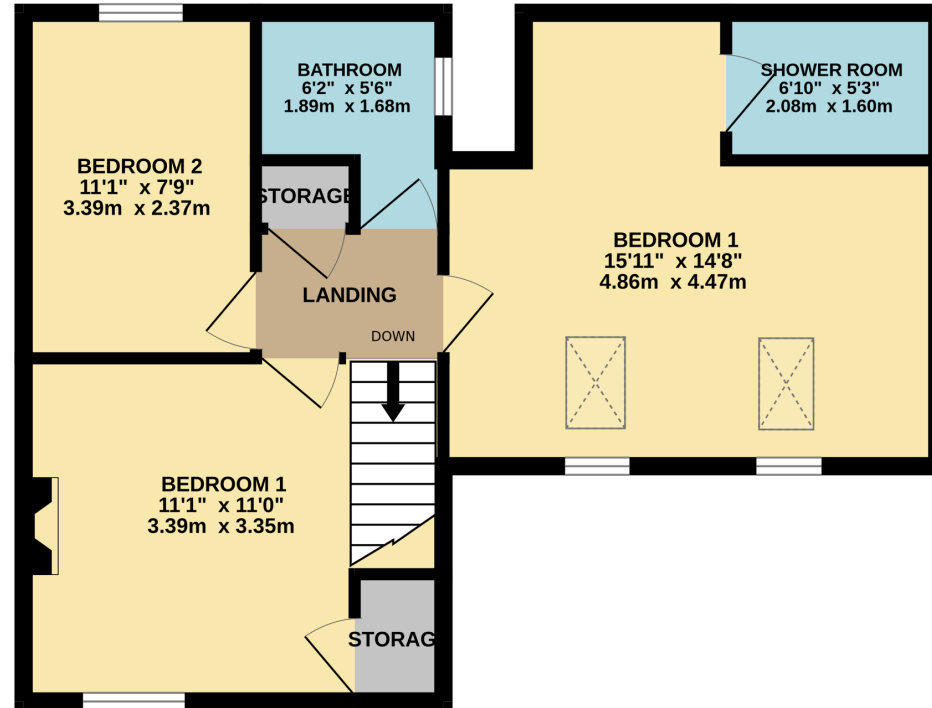




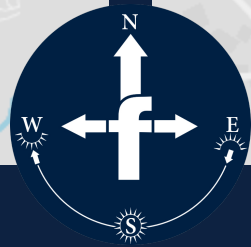
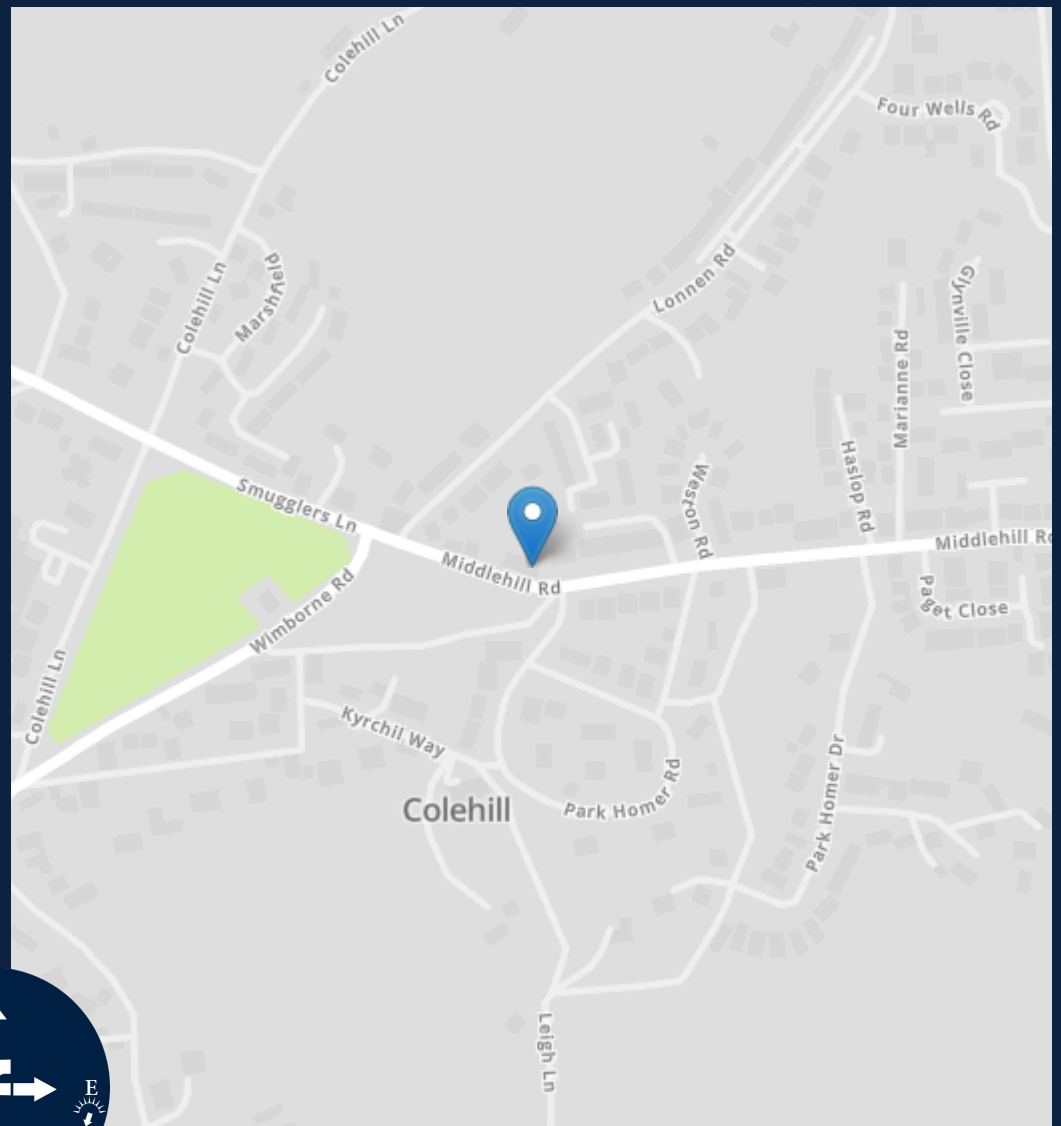
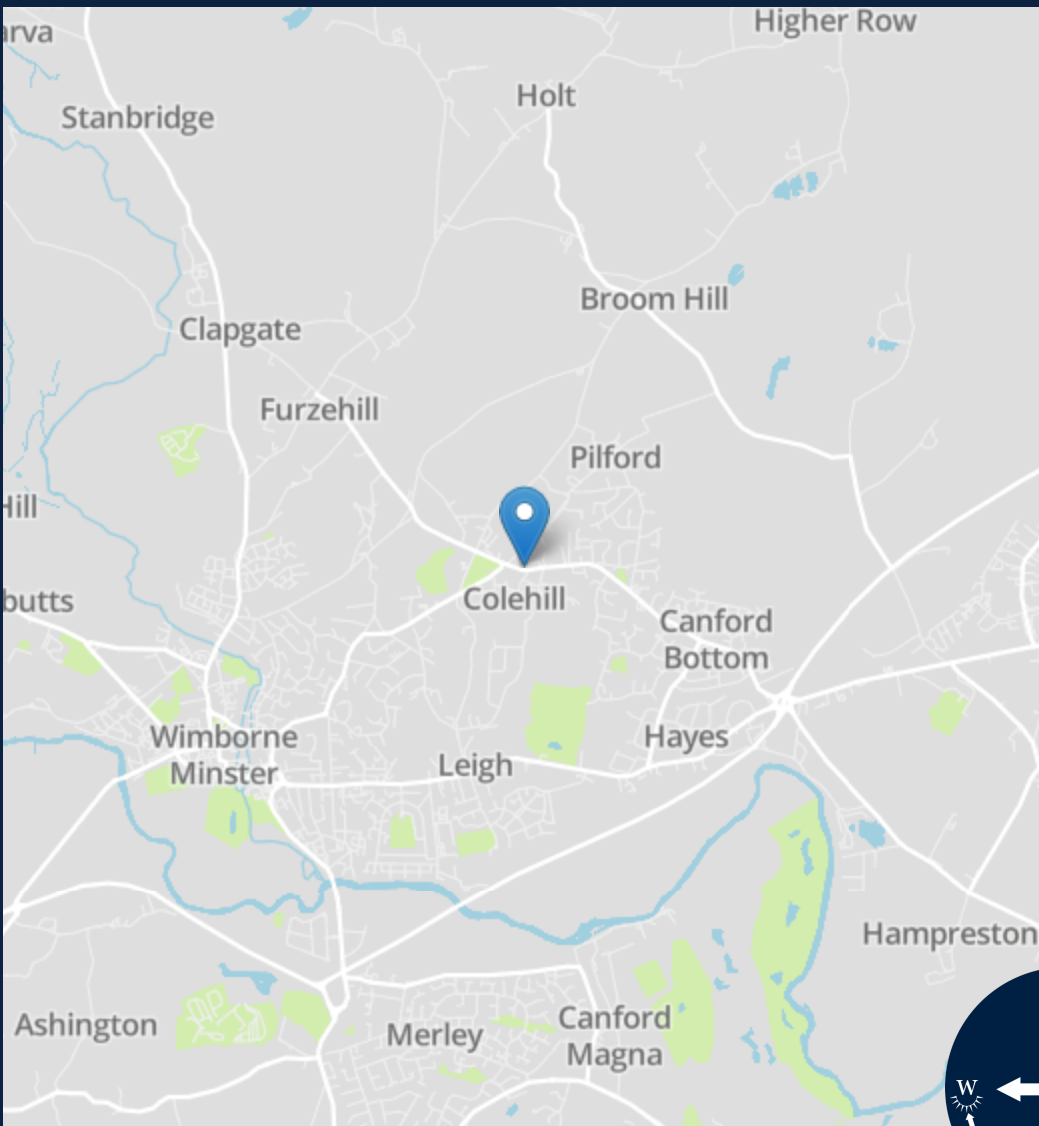
GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	83
(81-91) <b>B</b>	
(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	
68	

England, Scotland & Wales

EU Directive 2002/91/EC



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**fisks**

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)

01202 880000