



Asking Price

£399,950

JULIANS ROAD, WIMBORNE BH21 1EG

Freehold



- ◆ DETACHED VICTORIAN HOUSE
- ◆ TOWN CENTRE POSITION
- ◆ THREE BEDROOMS
- ◆ ENSUITE FACILITY
- ◆ COURTYARD GARDEN
- ◆ DOUBLE GLAZED
- ◆ GAS FIRED HEATING
- ◆ SOLE AGENTS

A detached, Victorian, three bedroom home within the heart of Wimborne town centre with an en-suite facility and courtyard style garden. Vendor Suited.

Property Description

The home is positioned at the start of Julians Road, close to Pye Corner and the wealth of shopping and entertainment facilities on offer within the town centre. The accommodation has been sympathetically updated by the current vendors and comprises a living room with open fire and open plan kitchen breakfast room on the ground floor. The first floor offers three bedrooms, one with an en-suite shower room, a family bathroom and a purpose built laundry area. Furthermore, the home has been double glazed and benefits from gas fired heating.





Gardens and Grounds

The rear courtyard is predominantly laid to hardstanding and there is a mature wisteria which spans the rear elevation. There is a garden store and covered glazed lobby area adjoining the back door. A garden gates denotes access to Old Road where there is casual on road parking, as well as easy access to a borough controlled car park. (Permits are available to town centre households for an annual subscription).

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. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, 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: 877 sq ft (81.4 sq m)

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed

Parking: Casual on road parking & town permits available

Garden: West facing

Loft: 100% boarded. Ladder installed.

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

Local Authority: Dorset Council

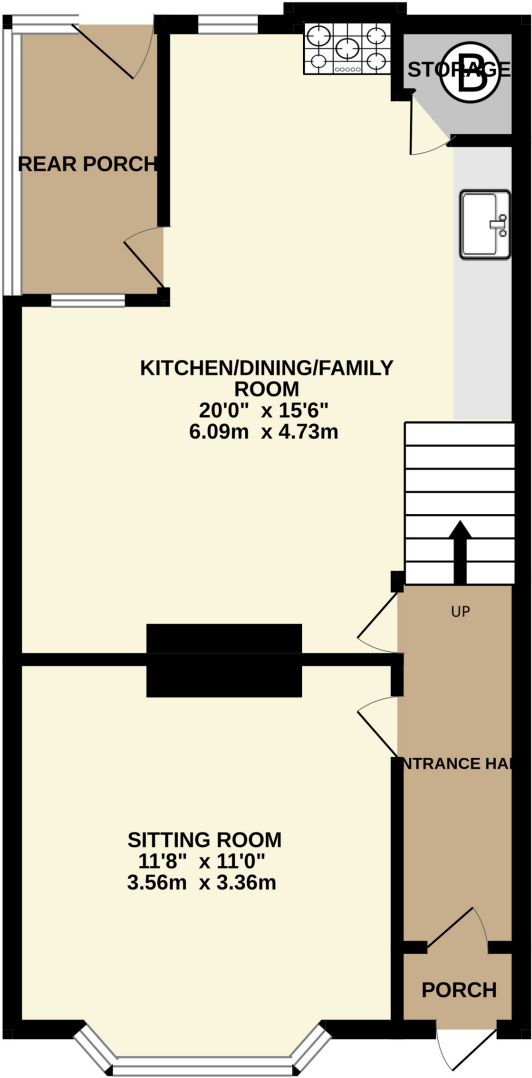
Council Tax Band: C

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

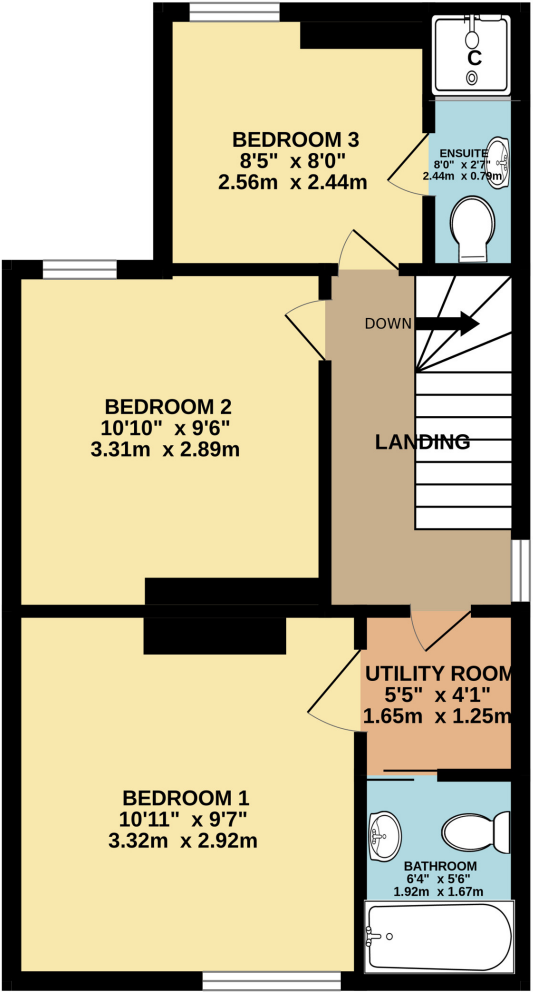


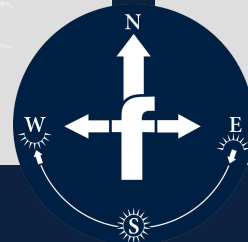
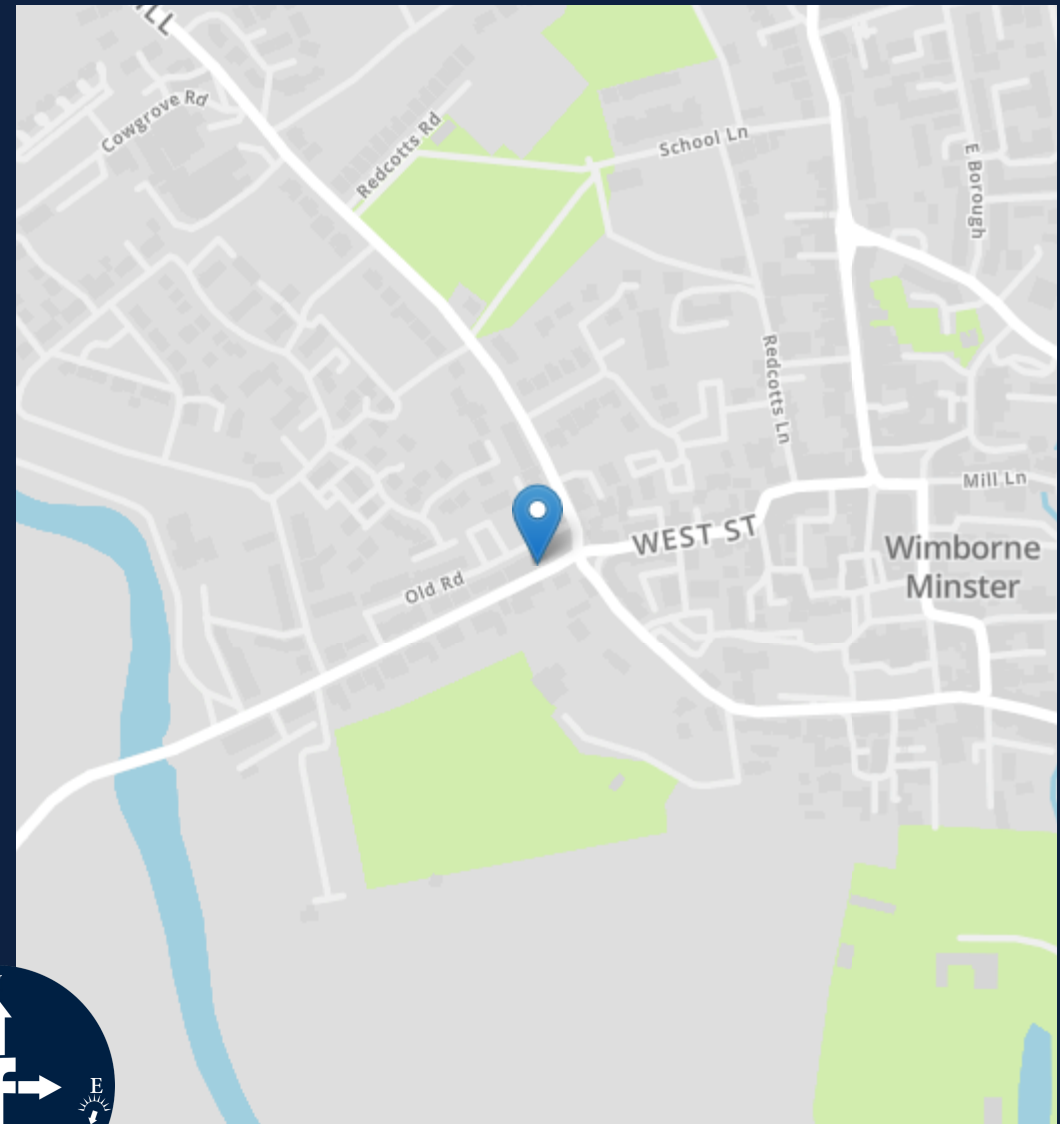
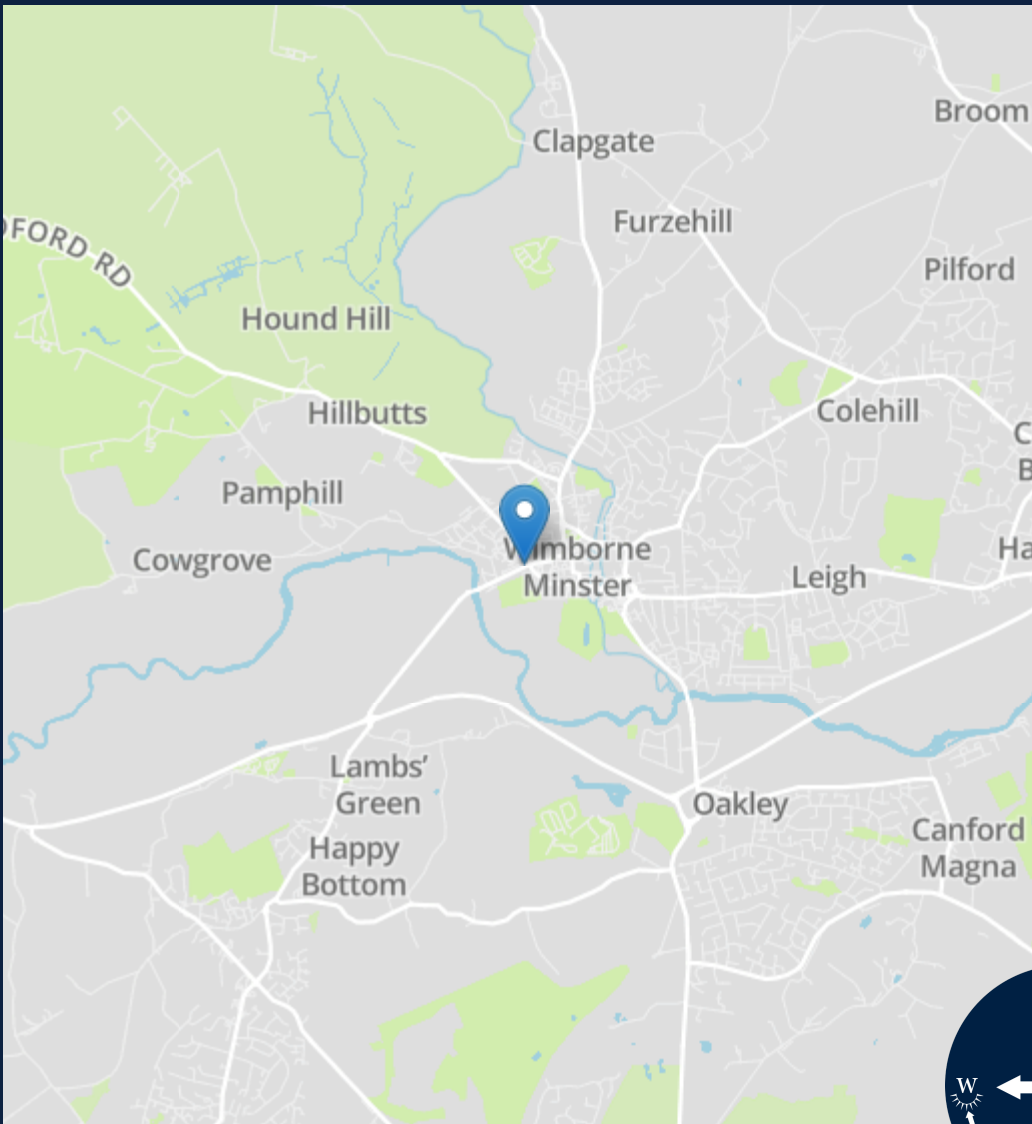


GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000