



Asking Price

£450,000

Freehold

WEST STREET, WIMBORNE, DORSET BH21 1JP



- ◆ TOWN CENTRE LOCATION
- ◆ THREE BEDROOM HOUSE
- ◆ COURTYARD GARDEN
- ◆ INTERNAL GARAGE AND DRIVEWAY PARKING

A well-located three bedroom terraced home set in the heart of Wimborne, offering an integral garage, driveway parking and a courtyard garden. The property is offered to the market with no forward chain

Property Description

Located on West Street, Wimborne this three bedroom terraced townhouse is set within a gated development and a short level walk from Wimborne Square. The home offers generous and well-proportioned accommodation with the ground floor comprising a welcoming entrance hall which leads to the living room which provides ample room for both seating and dining areas. The kitchen offers a selection of base and eye level units with good storage and workspace. To complete the downstairs accommodation you have a convenient downstairs WC which adds to the practicality of the layout and access to the garage.

Upstairs, the property features three well-proportioned double bedrooms. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Addition benefits include gas central heating and double glazing.

Garden and Grounds

The property fronts onto West Street and is approached via a small front garden. Vehicular access is provided from Pye Lane, where electric and pedestrian gates open into a rear courtyard area.

To the rear of the property there is a driveway leading to an integral garage, with lighting and power points. The property also benefits from an enclosed paved courtyard garden, which can be accessed from the living room or driveway. The rear garden enjoys a southerly aspect.

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.



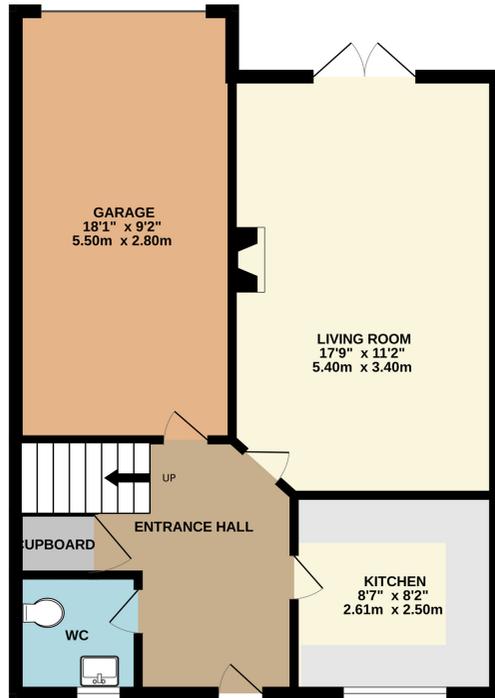
Size: Approx 1146 sq ft (106.5sq m)
 Heating: Gas fired heating
 Glazing: Double glazed throughout
 Parking: Integral garage and driveway parking for one car
 Garden: Courtyard garden
 Main Services: Gas, electric, water and drains.
 Local Authority: Dorset Council
 Council Tax: Band E

Additional Information:

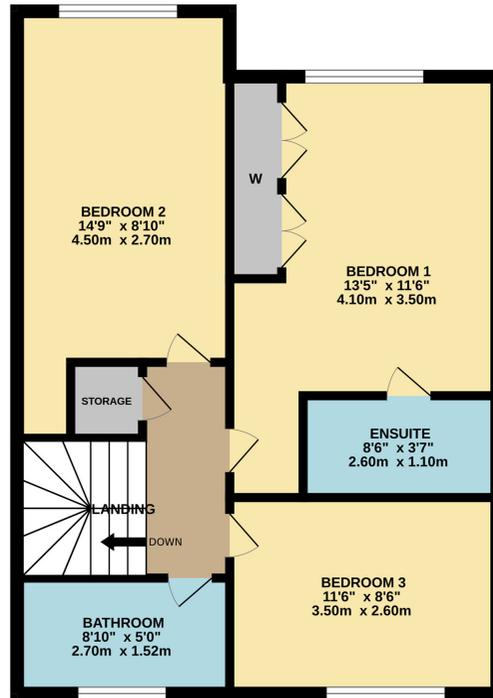
For information on broadband and mobile signal, please refer to the Ofcom website.

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

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

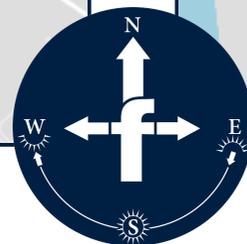
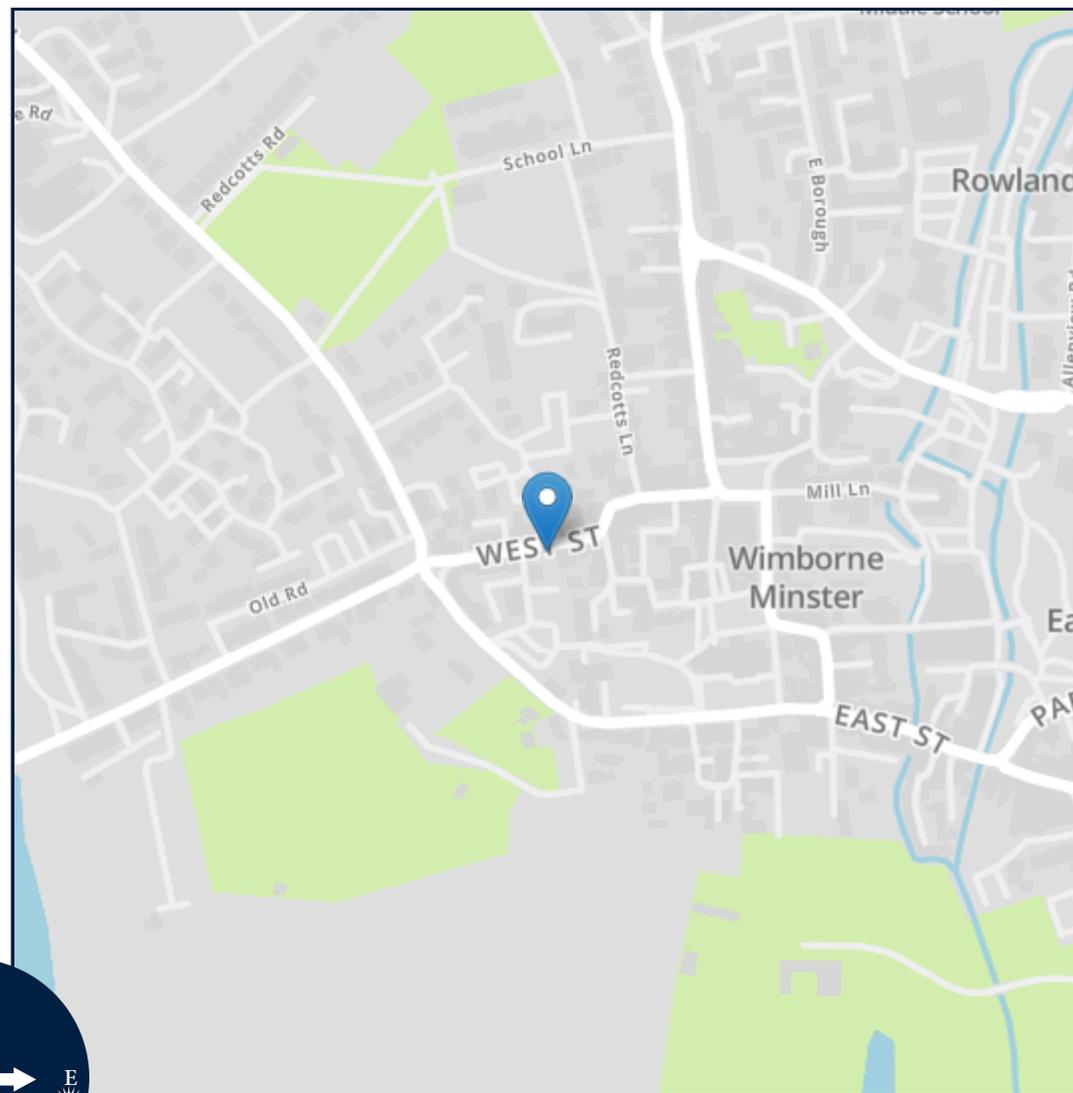
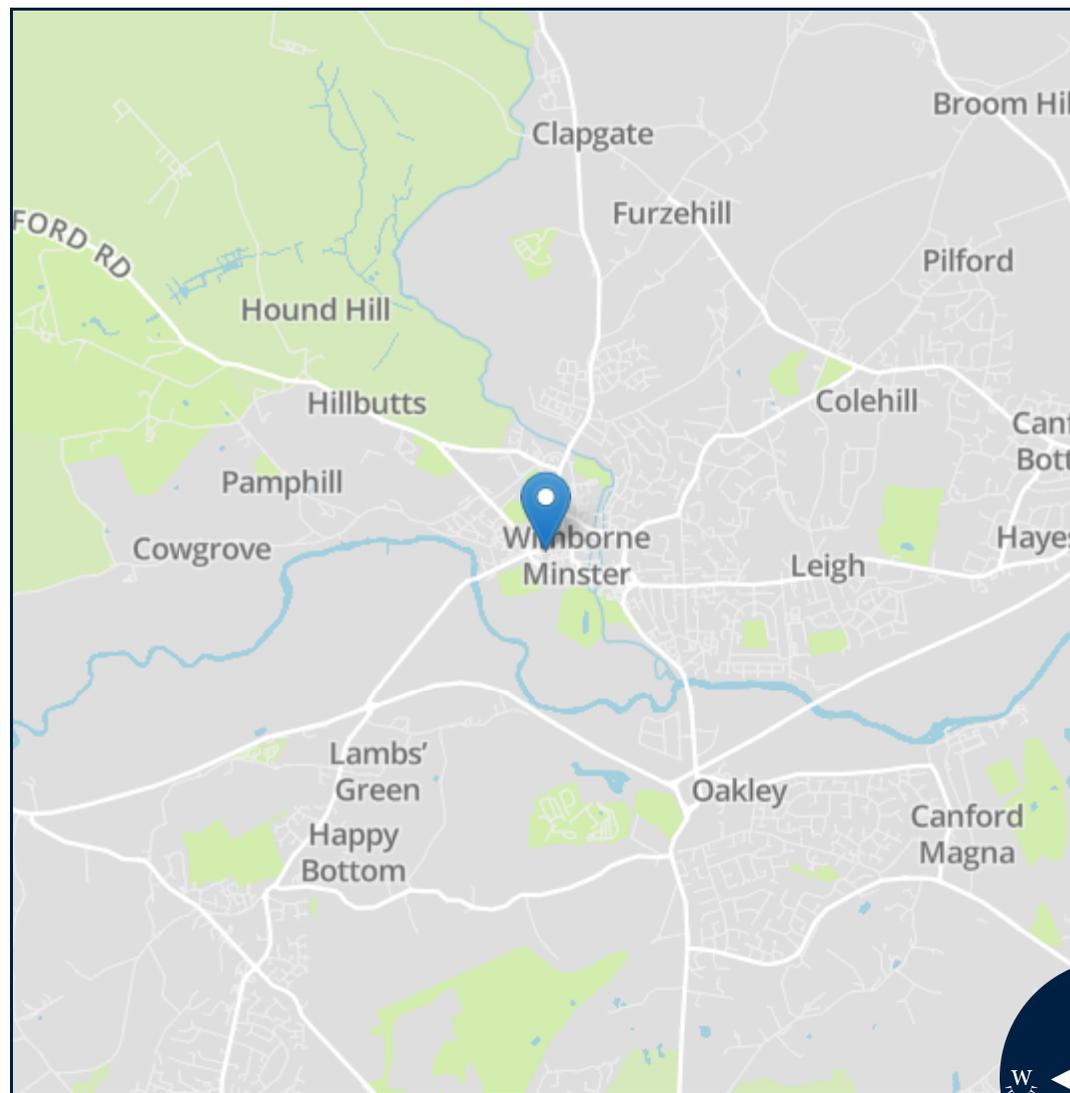


1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 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+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(35-54)	E		
(21-35)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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