



Asking Price

£575,000

GREENHILL CLOSE, WIMBORNE BH21 2RQ

Freehold



- ◆ SEMI DETACHED HOUSE
- ◆ THREE DOUBLE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ QUIET SECLUDED LOCATION
- ◆ NO FORWARD CHAIN
- ◆ GENEROUS OFF ROAD PARKING
- ◆ SOUTH FACING GARDEN
- ◆ SOLE AGENTS

A semi-detached, three bedroom, family home positioned within the heart of Colehill and boasting a generous plot which has scope for development (STPP), generous off road parking, south facing rear garden and being offered without a forward chain.

Property Description

Greenhill Close is a quiet, unmade, tree lined cul de sac that is positioned within the heart of Colehill and is within easy reach of Wimborne town centre. This particular property is situated towards the beginning of the road on the southerly side and the accommodation comprises an open plan lounge/dining room, kitchen, utility room and cloakroom to the ground floor and there are three double bedrooms and a family bathroom to the first floor. Furthermore, the home is double glazed, has gas fired heating and, in our opinion, has tremendous scope to be extended or redeveloped (STPP) due to the width of the plot.





Gardens and Grounds

The front garden is split into three principle areas with a large gravel forecourt suited to two vehicles, a further tarmacadam driveway suited to another vehicle and in turn providing access to the attached single garage, and there is an area of lawn which is bordered by mature hedging. There is a garden gate to the right hand side of the garage, which leads to an area of garden to the side of the property, which is towards six meters wide and, in our opinion, is a perfect space for the home to developed further (STPP). This area provides access to the southerly facing rear garden which is entirely laid to lawn and the boundaries are clearly denoted by closed panel fences.

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: 1153 sq ft (107.1 sq m) including garage

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed

Parking: Driveway and single garage

Loft: No ladder or light.

Garden: South facing

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

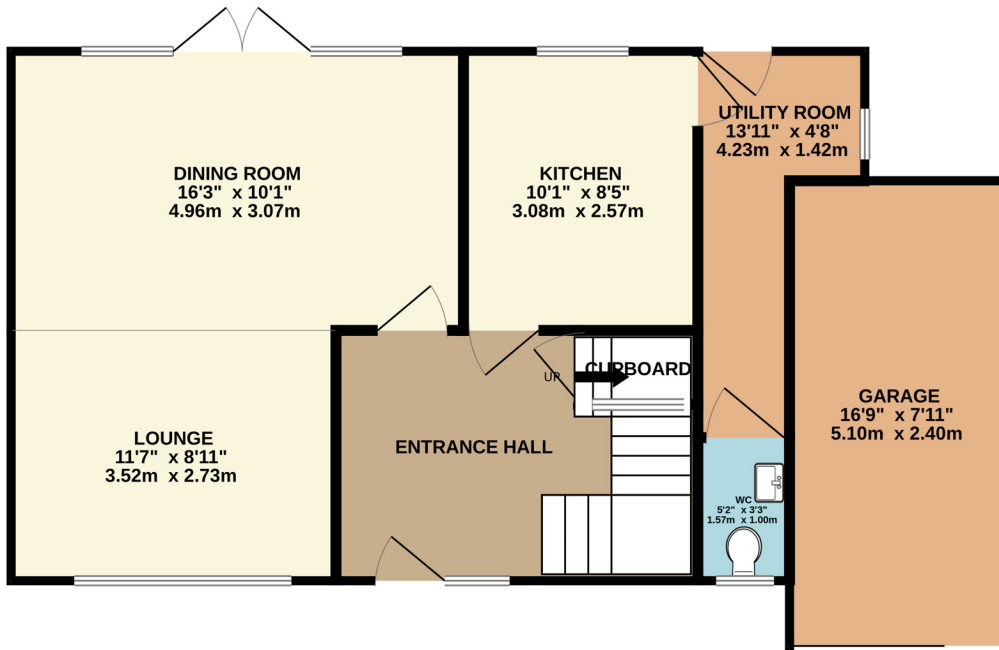
Local Authority: Dorset Council. Council Tax Band: D

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

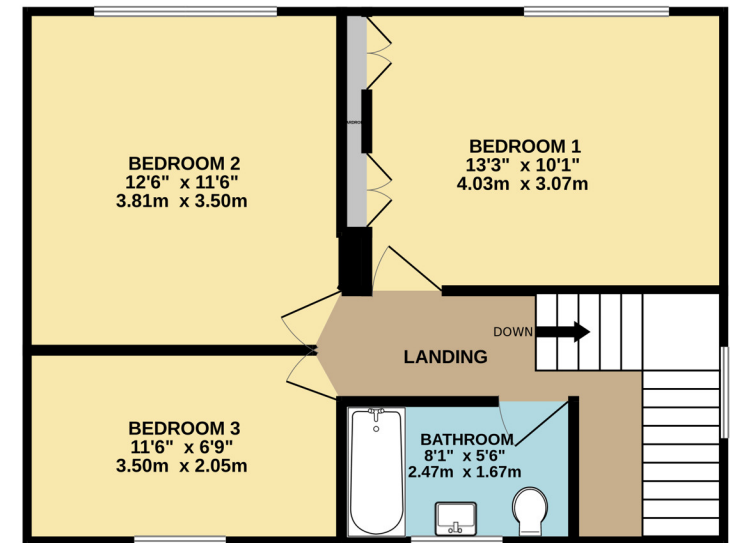




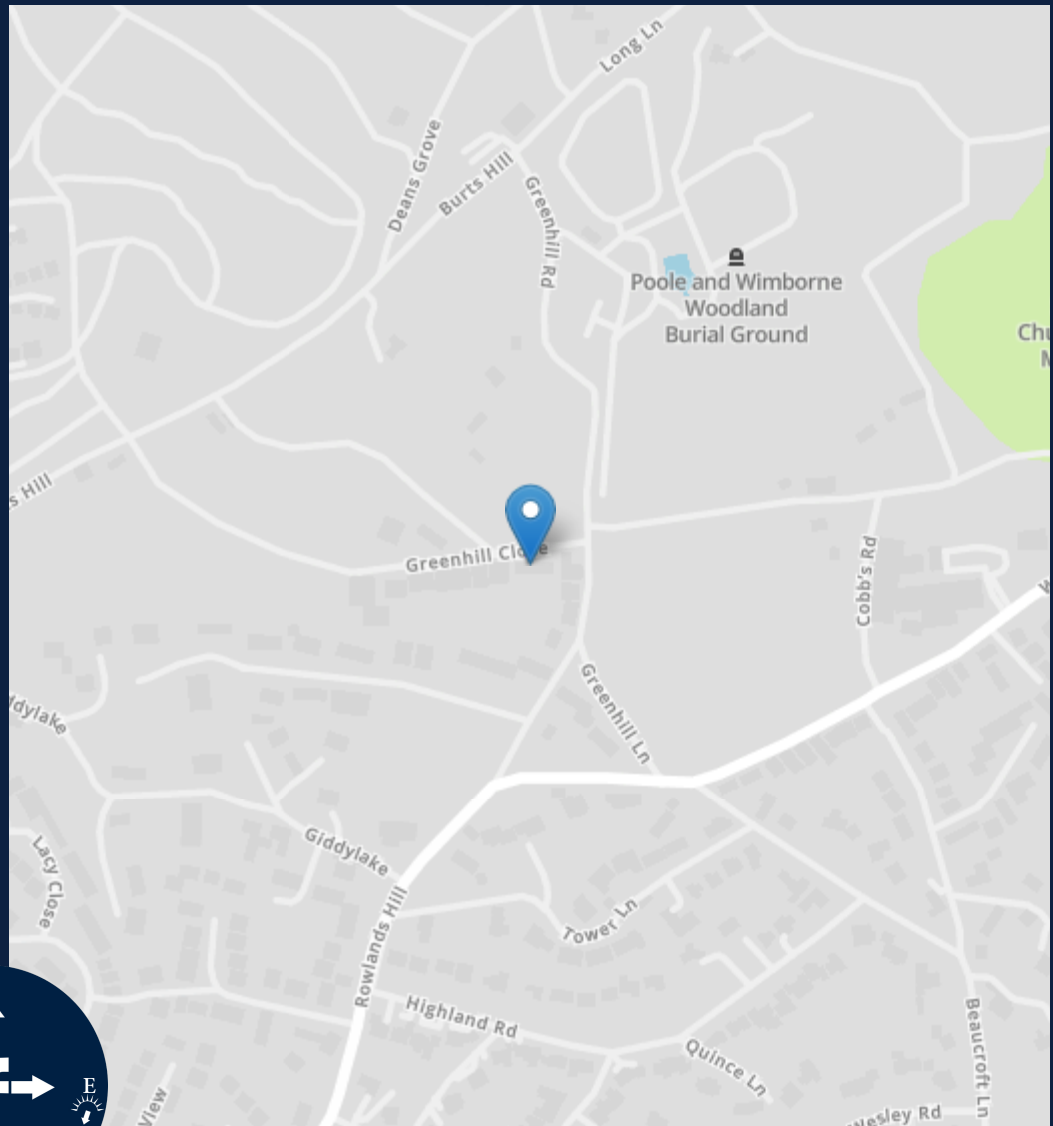
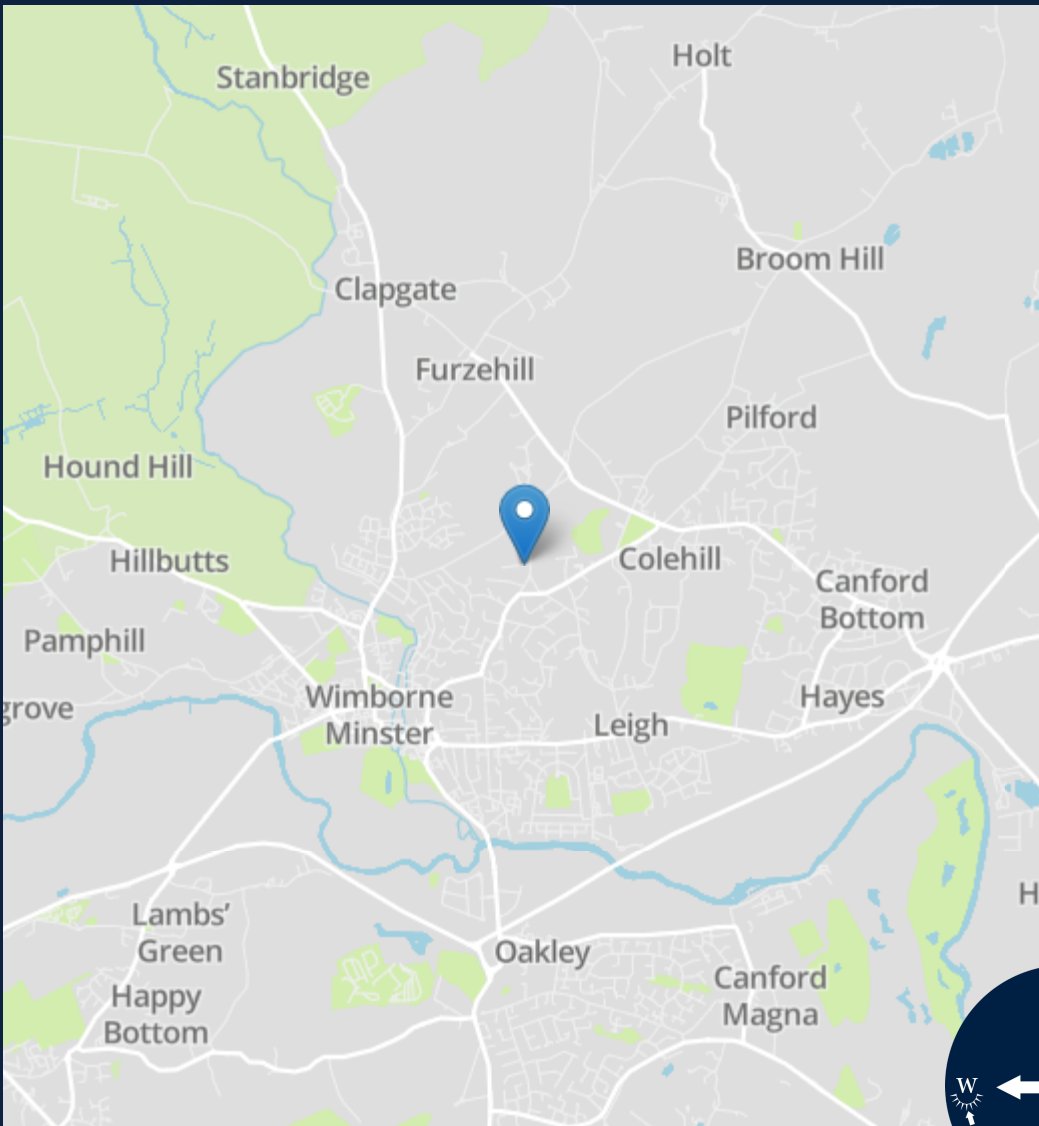
GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 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		84
(69-80) C		
(55-68) D		
(39-54) E	71	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000