



Asking Price

£325,000

BARNES CRESCENT, WIMBORNE, DORSET BH21 2AZ

Freehold



- ◆ **THREE BEDROOM HOUSE**
- ◆ **DRIVEWAY PARKING FOR MULTIPLE CARS**
- ◆ **CLOSE TO WIMBORNE TOWN**
- ◆ **SOLE AGENTS**
- ◆ **MODERN FITTED KITCHEN**
- ◆ **ENCLOSED REAR GARDEN**

A modern three bedroom, semi-detached house close to Wimborne town centre.

Property Description

Barnes Crescent is centred around Wimborne Rugby Club and is level walking distance to local amenities and primary schools. This property is set back on the westerly side of the road and the front garden has been landscaped to create driveway parking for multiple cars.

The accommodation comprises of an enclosed porch which benefits from storage for coats and shoes, living room with sliding doors which lead to the enclosed rear garden and a recently modernised kitchen. The kitchen provides a wide range of both floor and wall mounted units and work surfaces to two sides of the room. From the kitchen there is a separate utility room and a downstairs WC. Upstairs, there are three bedrooms all of which are serviced by a modern family bathroom.

Furthermore, the home has been modernised throughout and benefits from gas fired heating and double glazing throughout.





Garden & Grounds

The front garden has been landscaped to create driveway parking for multiple vehicles. The rear garden is enclosed and enjoys a pleasant westerly aspect with a paved sun terrace and a side gate which leads to the front of the property.

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: 856 sq ft (79.5 sq. m)
Heating: Gas fired heating (combi boiler)
Glazing: Double glazing
Parking: Drive parking for multiple cars
Garden: Private rear garden
Loft: Loft access available - no ladder currently installed
Main Services - gas, water, electric, drains
Local authority - Dorset Council
Council tax - Band C

Additional Information:

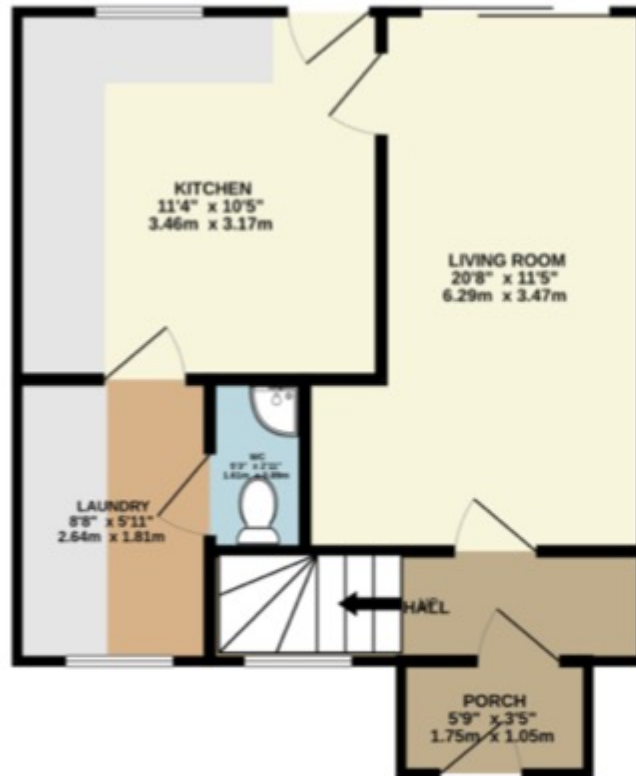
For information on broadband and mobile signal, please refer to the Ofcom website.

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

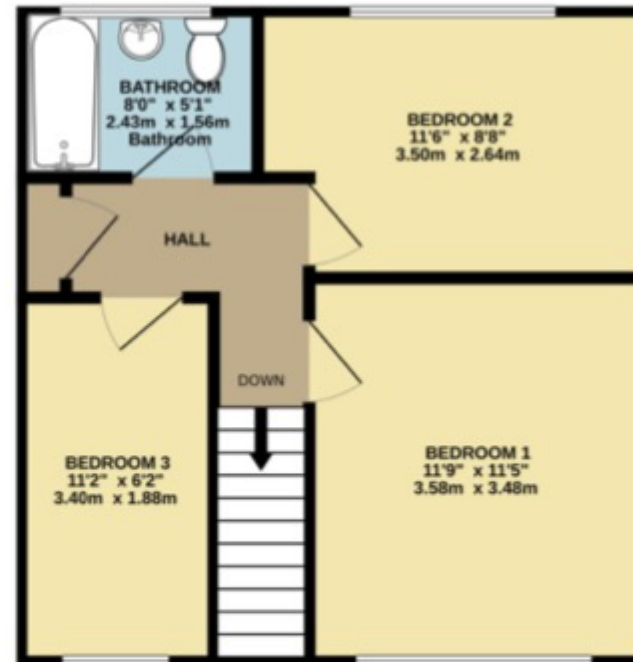




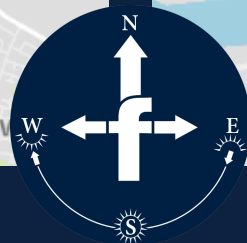
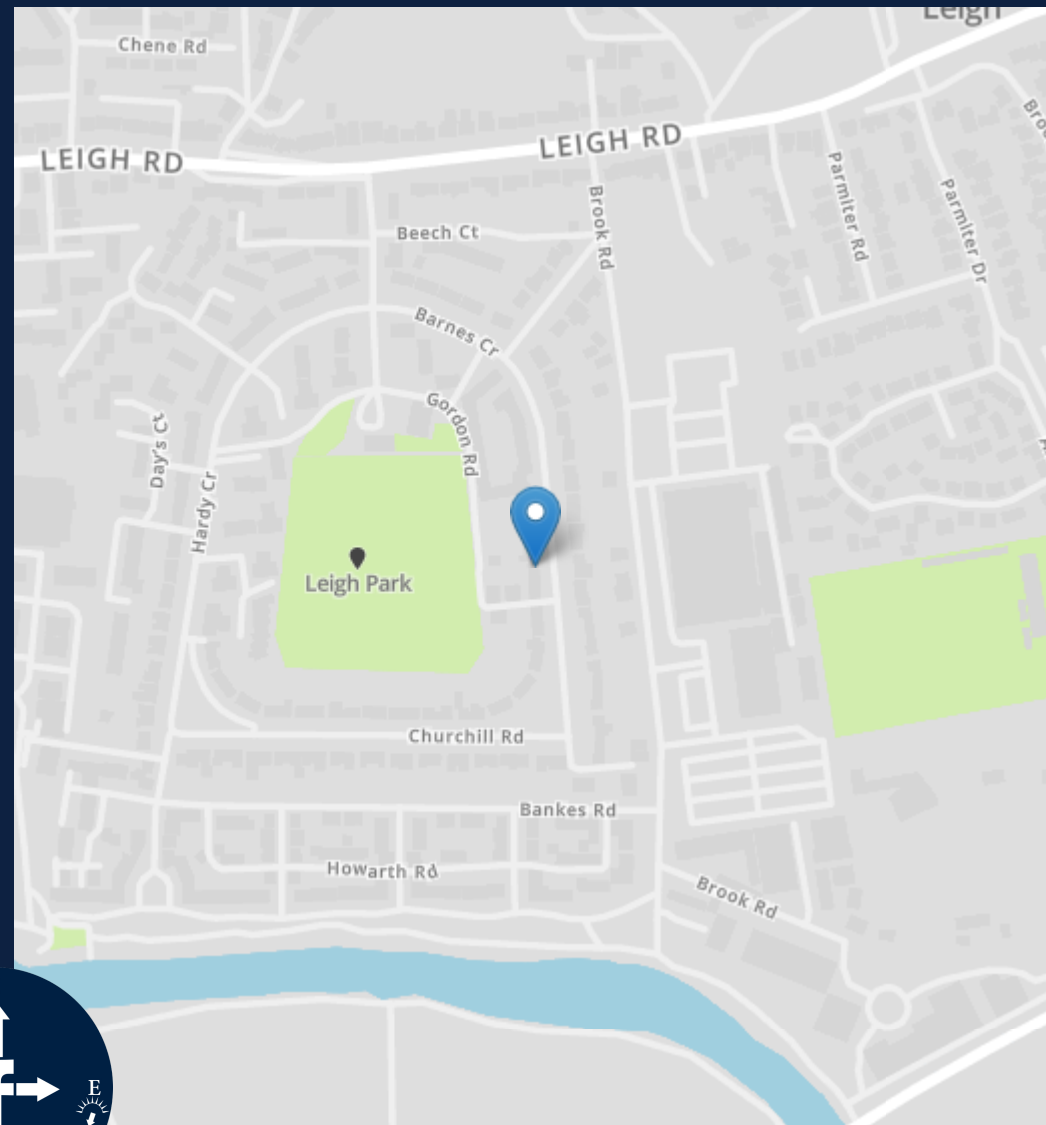
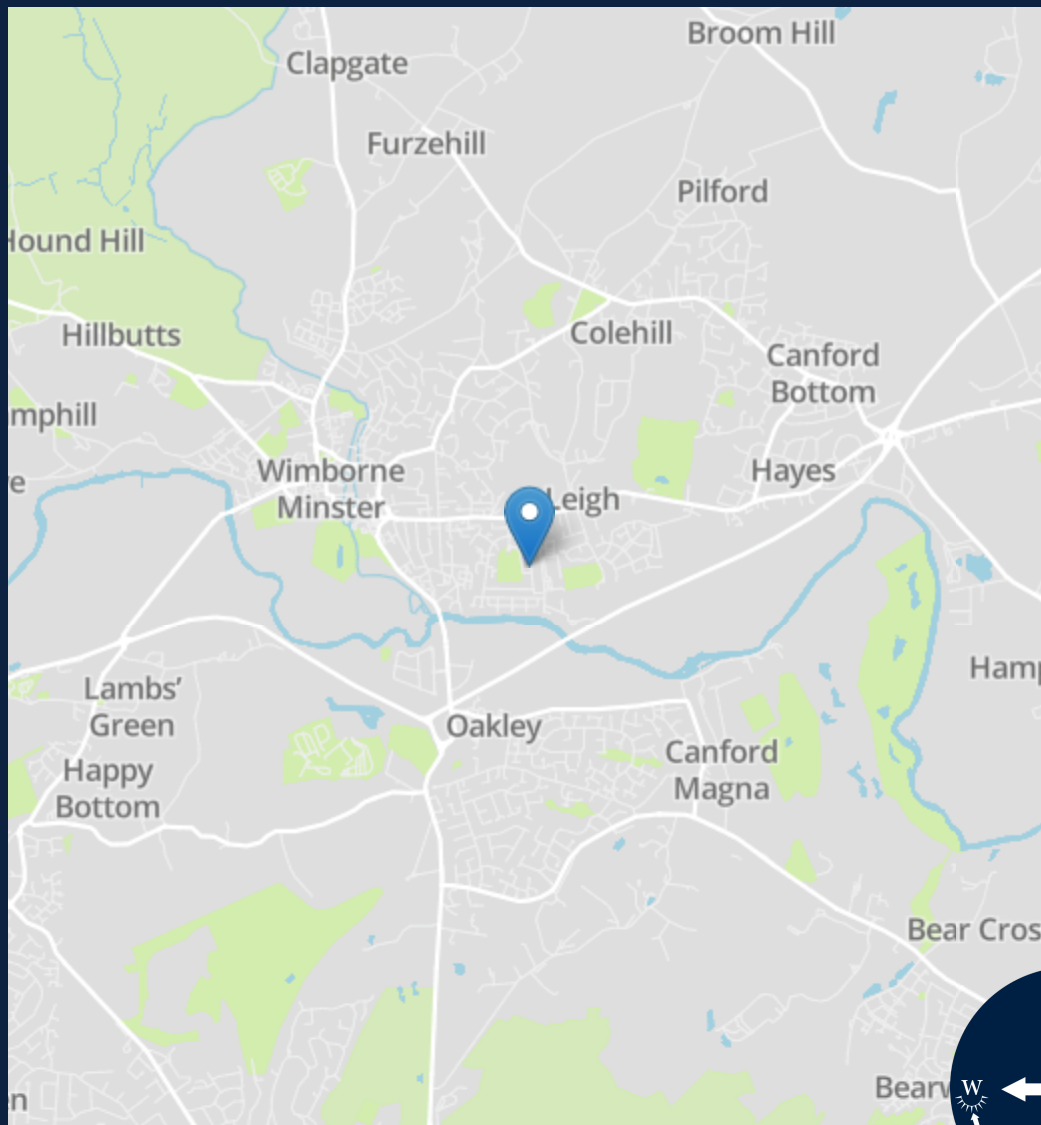
GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 9214sq.ft. (856.0 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		85
(69-80) C		
(55-68) D	70	
(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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