



Asking Price

£325,000

Freehold

CRESCENT ROAD, WIMBORNE BH21 1BJ



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- ◆ **THREE BEDROOMS**
- ◆ **TERRACED HOUSE**
- ◆ **GAS FIRED HEATING**
- ◆ **DOUBLE GLAZED**

A mid terrace, three bedroom, Victorian style cottage located in the heart of Wimborne.

Room Description

A well-proportioned three bedroom property situated within the heart of Wimborne's Victorian quarter and boasting a large open plan living/dining room, along with separate kitchen and bathroom on the ground floor with three bedrooms, of which two are doubles, on the first floor. The property is double glazed and has gas fired heating.

Gardens and Grounds

The secure rear garden is primarily laid to a kept lawn and there is a patio area spanning the rear elevation 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: 1,007 sq ft (93.6 sq m)

Heating: Gas fired

Glazing: Double glazed

Garden: Rear

Parking: Casual on road

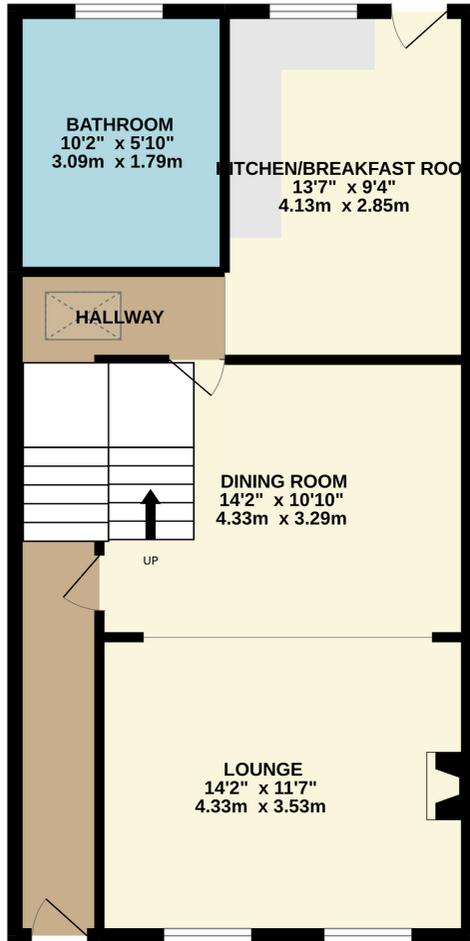
Mains Services: Electric, water, drains, gas

Local Authority: Dorset Council

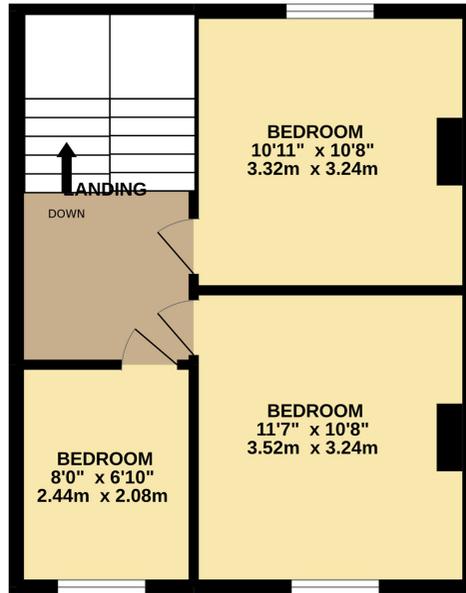
Council Tax Band: C



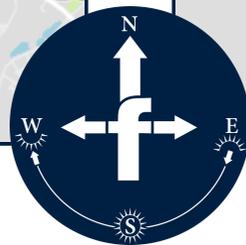
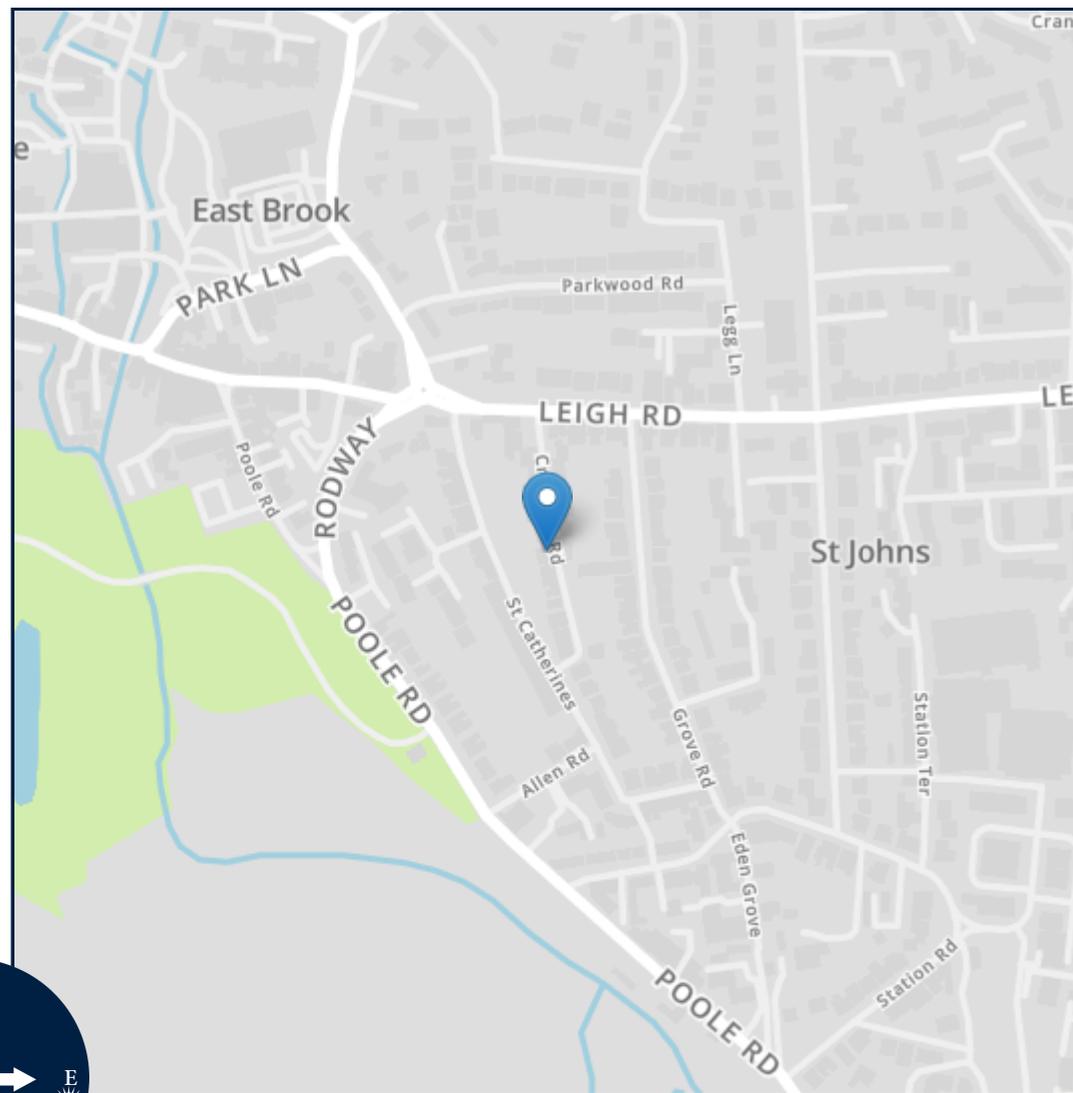
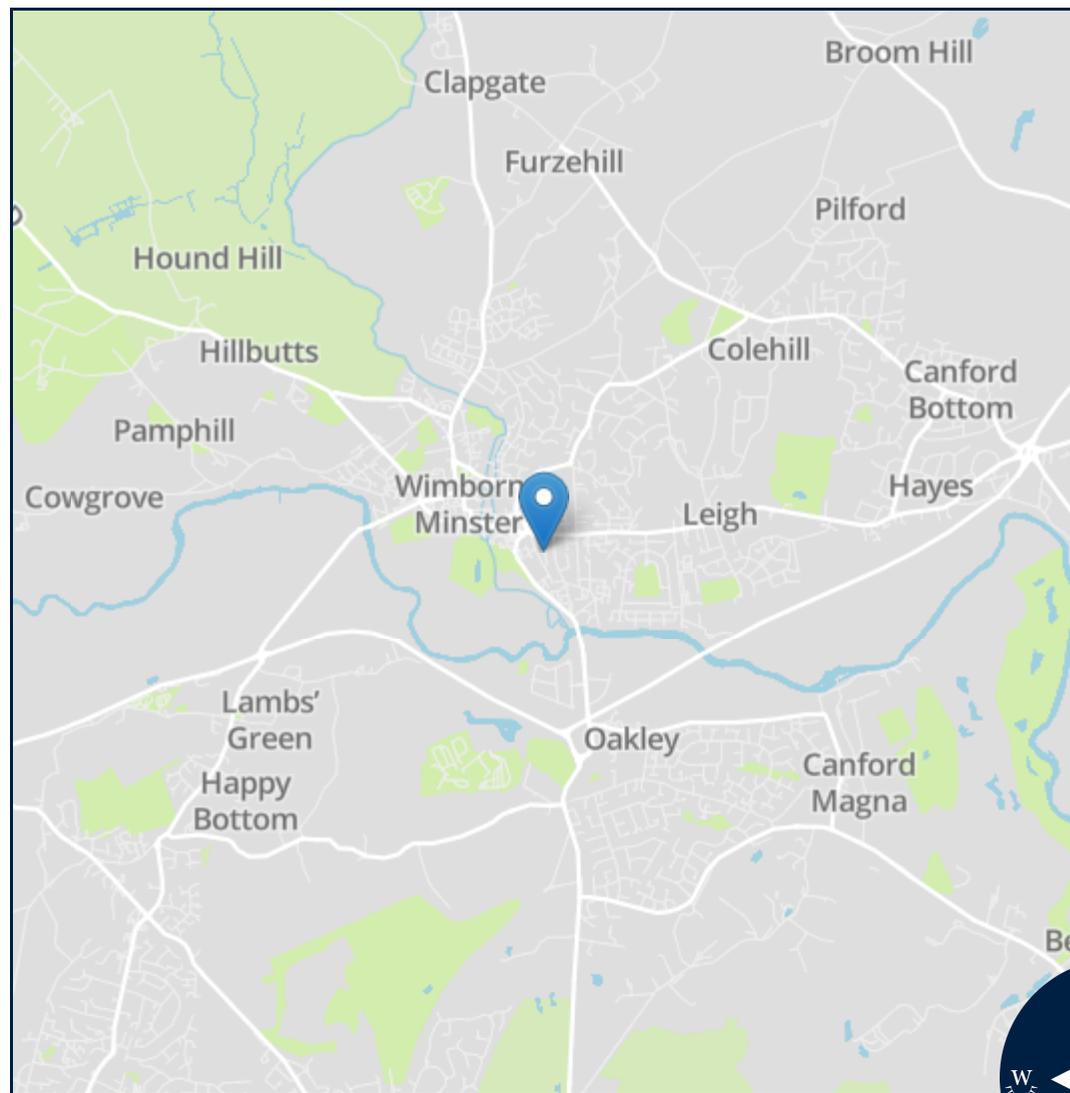
GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82

England, Scotland & Wales

EU Directive 2002/91/EC



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