



£1,495 pcm

Freehold

CRESCENT ROAD, WIMBORNE BH21 1BJ



- ◆ **THREE BEDROOMS**
- ◆ **TERRACED HOUSE**
- ◆ **UNFURNISHED**
- ◆ **AVAILABLE SEPTEMBER**

A mid terrace, three bedroom, Victorian style cottage being offered unfurnished. Pets considered and available September.

## 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 being offered unfurnished and is available immediately.

## Gardens and Grounds

The 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 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: 1,007 sq ft (93.6 sq m)

Heating: Gas fired

Glazing: Double glazed

Garden: Rear

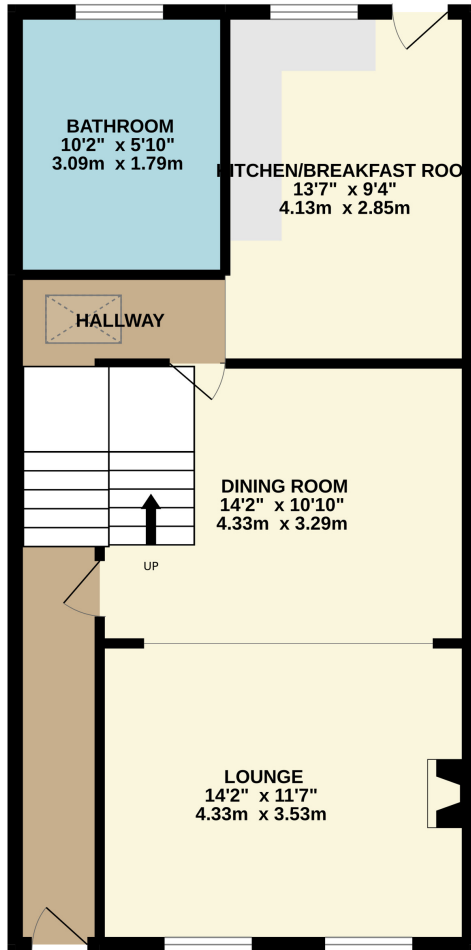
Parking: Casual on road

Mains Services: Electric, water, drains, gas

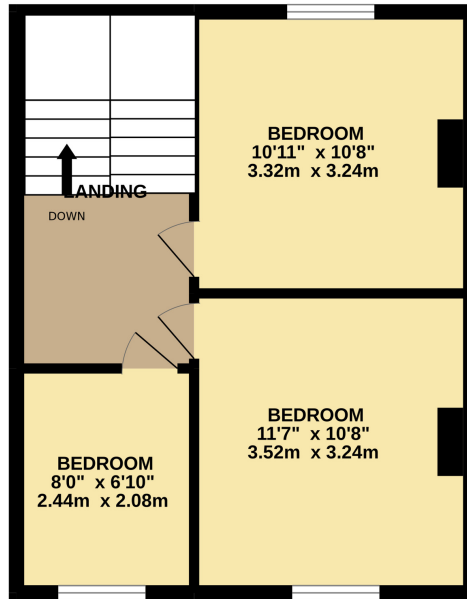
Local Authority: Dorset Council

Council Tax Band: C

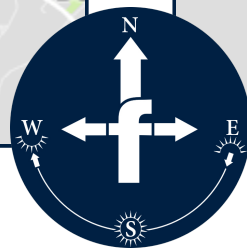
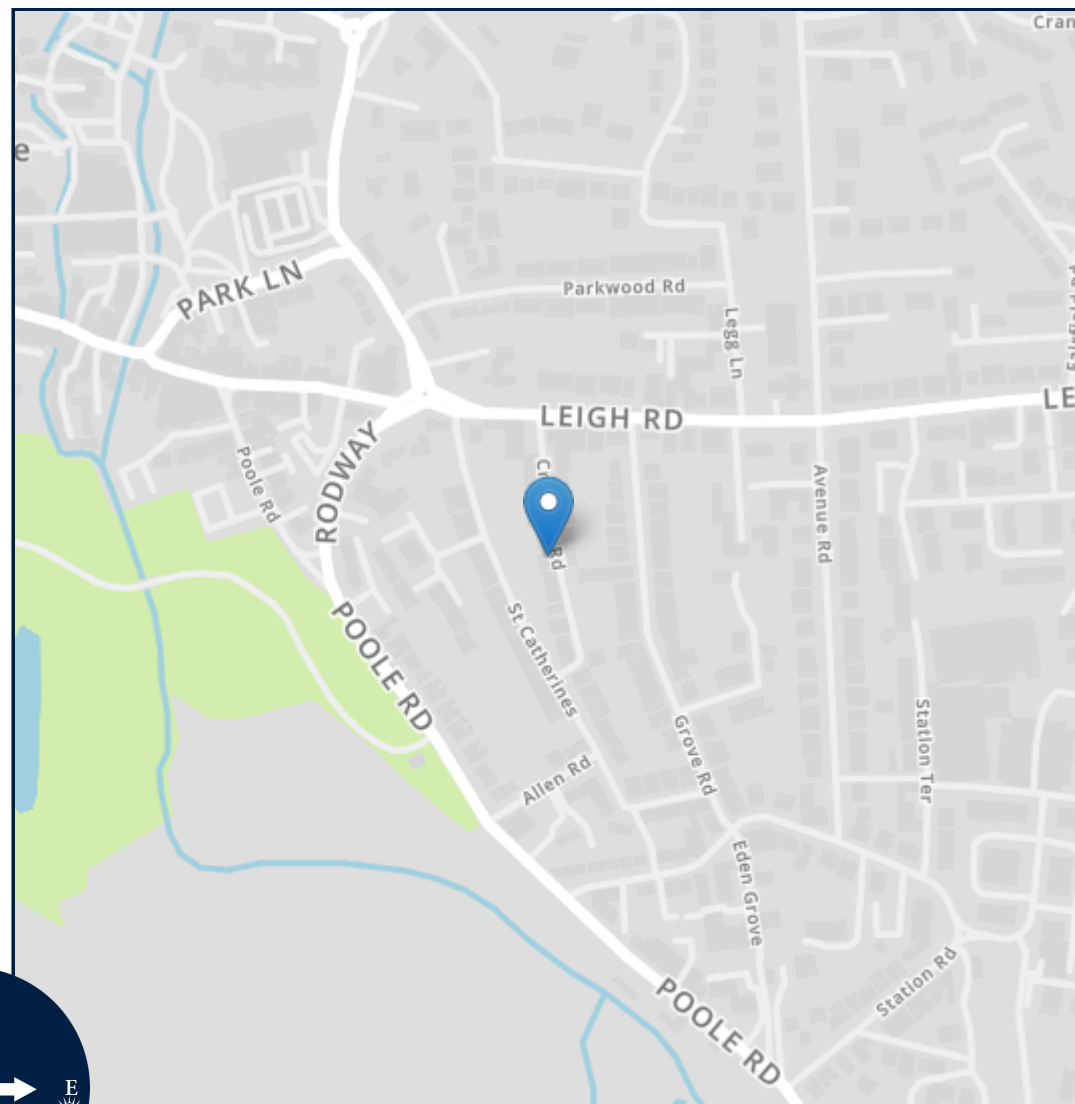
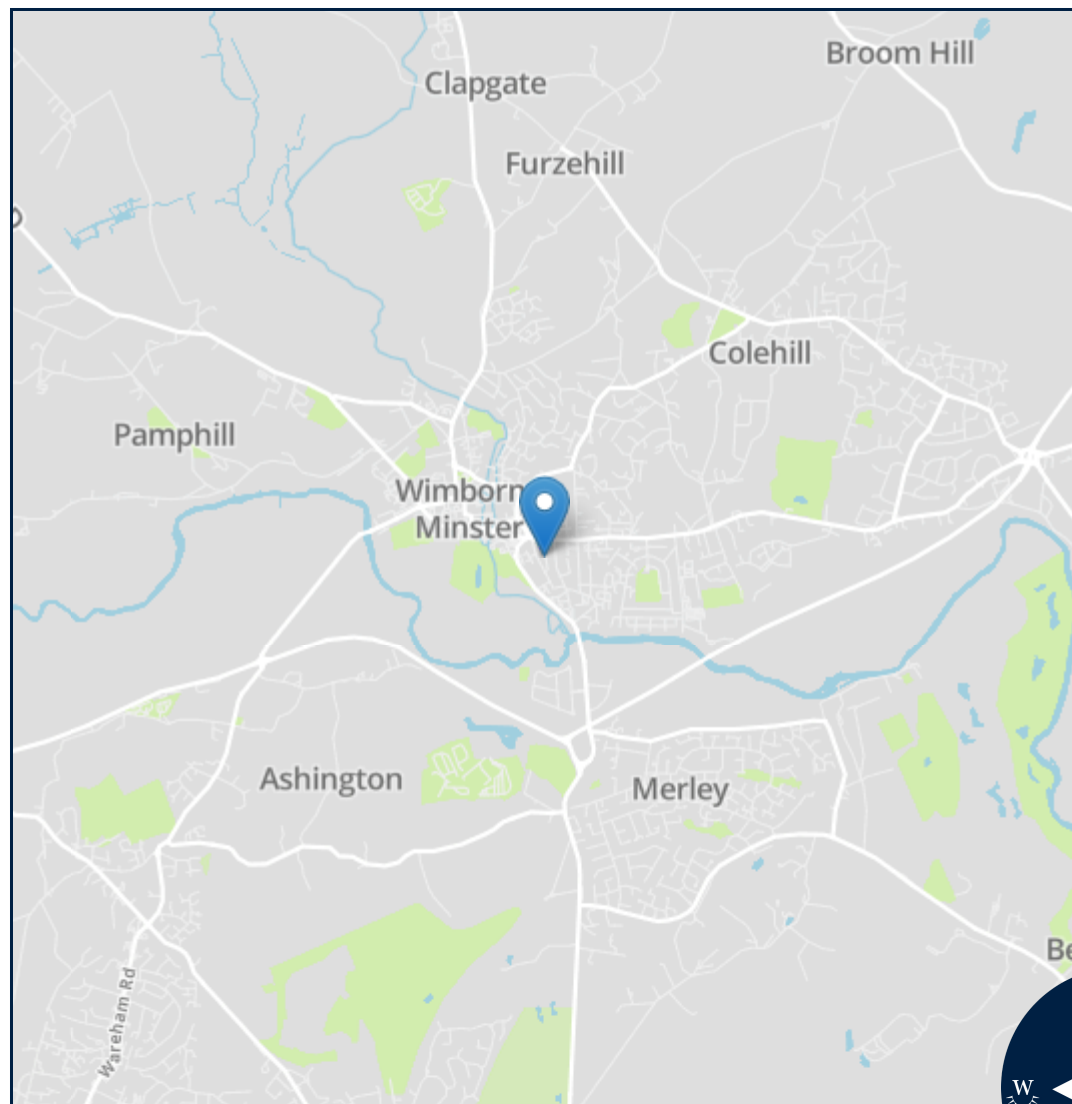
GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



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  
Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000