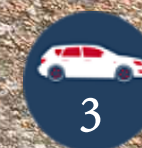




£325,000

Freehold

LEIGH ROAD, WIMBORNE BH21 2AB





- ◆ **TERRACED HOUSE**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **GENEROUS OFF ROAD PARKING**
- ◆ **SCOPE TO EXTEND (STPP)**

A versatile, two bedroom, mid-terraced house close to Wimborne Town Centre boasting generous off road parking as well as a practical loft room, scope to extend and benefiting from gas fired heating and double glazing.

## Property Description

The property sits centrally to this popular row of terraced houses which boast being a short level walk from the town centre. This particular property comprises of a living room and modern fitted kitchen to the ground floor, two first floor double bedrooms with family bathroom, and a further loft room which has a variety of possible uses. The home benefits from having gas fired heating as well as being double glazed and there is, in our opinion, scope to be able to extend the property to the rear (STPP).

## Gardens and Grounds

The front garden is laid to lawn with mature hedged borders and the rear garden is primarily laid with dressed gravel, creating a courtyard style environment. There is a paved patio spanning the rear elevation as well as a wood-built garden shed. Beyond the rear garden is access to off road parking, for approximately two vehicles.

## 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:** 739 sq ft (68.7 sq m)

**Heating:** Gas fired (combi) (serviced regularly)

**Glazing:** Double glazed

**Parking:** N/A

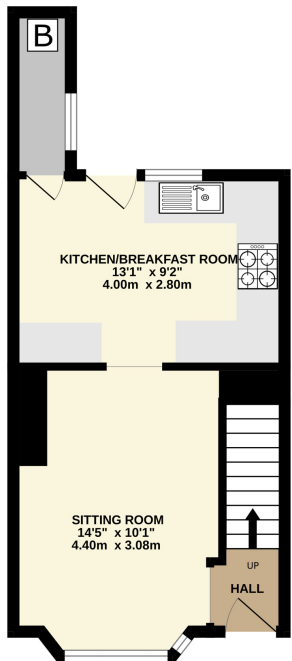
**Garden:** North facing

**Mains Services:** Electric, water, gas, drains, telephone

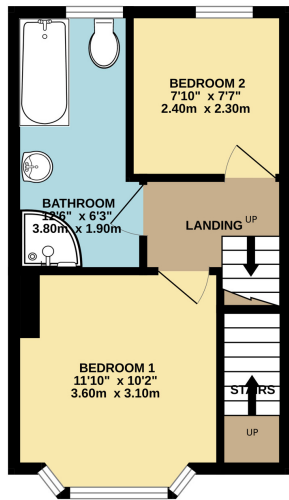
**Local Authority:** Dorset Council

**Council Tax Band:** C

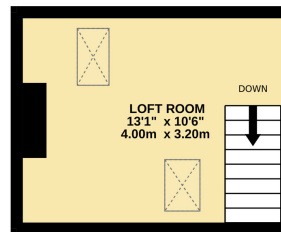
GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



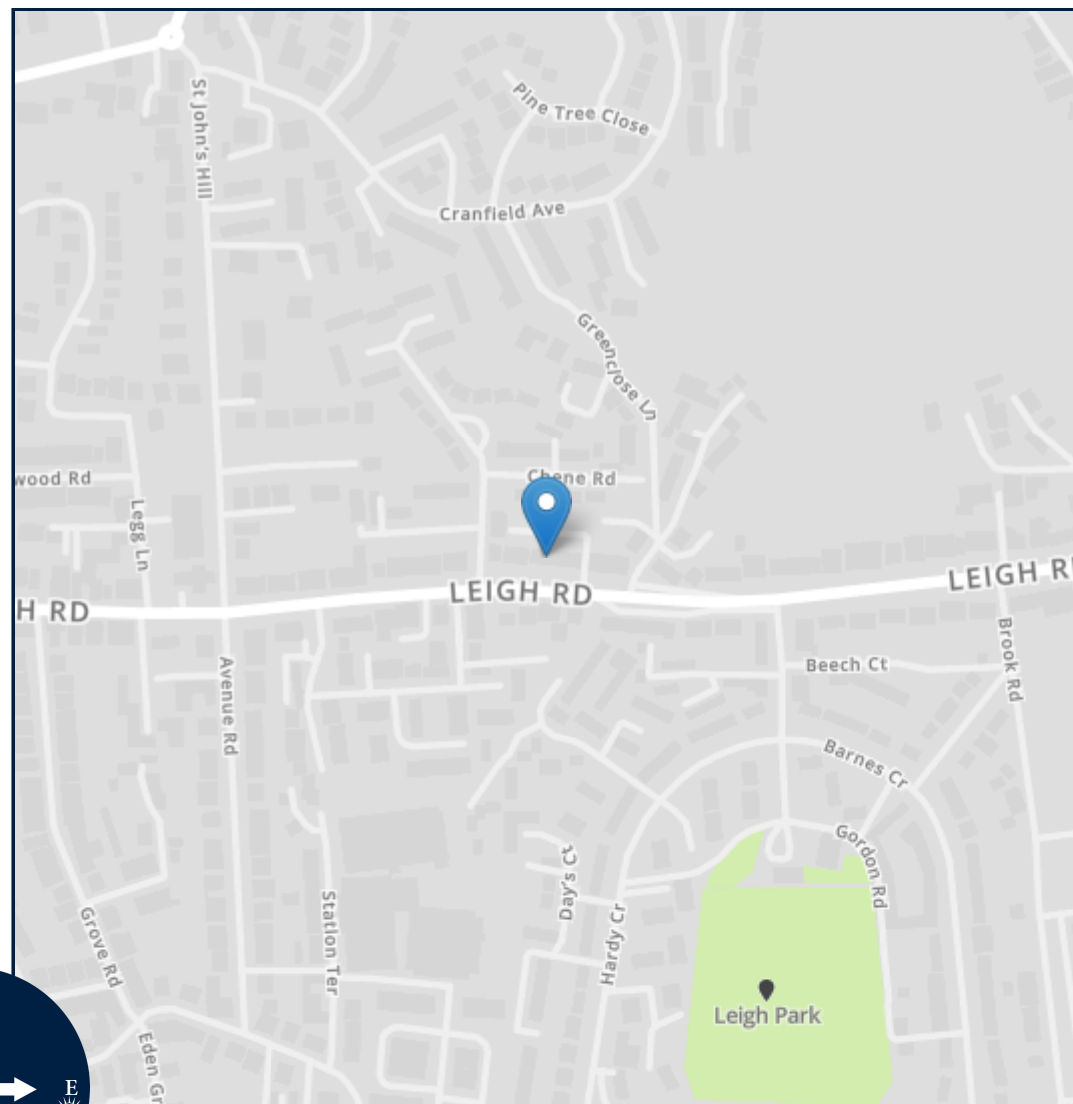
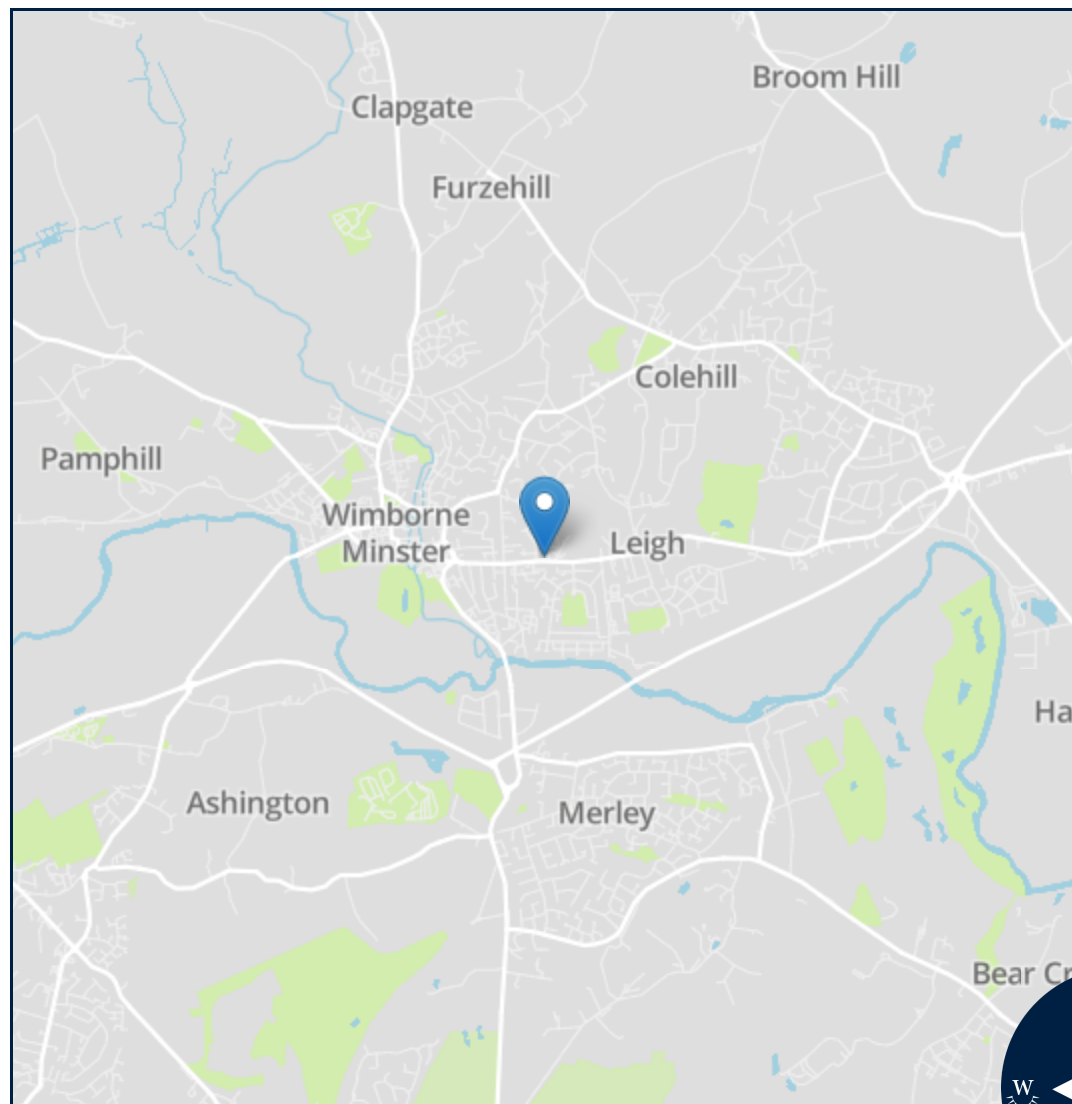
2ND FLOOR  
134 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.7 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	
A (92-100)	82
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
66	

England, Scotland & Wales

EU Directive 2002/91/EC



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