



*Asking Price*

£499,950

PILFORD HEATH ROAD, WIMBORNE BH21 2ND

Freehold







- ◆ **THREE BEDROOMS**
- ◆ **SEMI DETACHED HOUSE**
- ◆ **PRIVATE CORNER PLOT**
- ◆ **GENEROUS OFF ROAD PARKING**
- ◆ **DOUBLE GLAZED THROUGHOUT**
- ◆ **GAS HEATING**
- ◆ **SOLE AGENTS**
- ◆ **SCOPE TO EXTEND**
- ◆ **PLANNING PERMISSION GRANTED**



A spacious and versatile three bedroom, semi-detached home positioned on a private plot and boasting well proportioned accommodation as well as generous off road parking.

## Property Description

The home sits comfortably on a corner plot between Pilford Heath Road and Lonnen Road with benefit of Cannon Hill plantation within walking distance. The accommodation comprises living room, open plan kitchen breakfast room and cloakroom to the ground floor with three double bedrooms and a family bathroom to the first floor. The home is double glazed throughout, has gas fired heating and in our opinion there is scope to be able to extend in to the loft (STPP) and the home already has the benefit of a planning permission for a single storey extension. App P/Hou/2023/06128.









## Outside

A pair of tall, wood-built, garden gates denote access to the front garden which has an established laurel hedge, giving it a natural degree of privacy from the road. There is a garden gate to the side elevation where a paved patio area leads to the rear garden. The rear garden is primarily laid to a kept with a selection of closed panel fences clearly denote the boundaries and there is an elevated paved patio area which spans the rear elevation of the home.

## 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: 1041 sq ft (96.7 sq m)

Heating: Gas fired (serviced annually)

Glazing: Double glazed

Parking: Driveway and garage

Garden: South East

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

Local Authority: Dorset Council

Council Tax Band: C

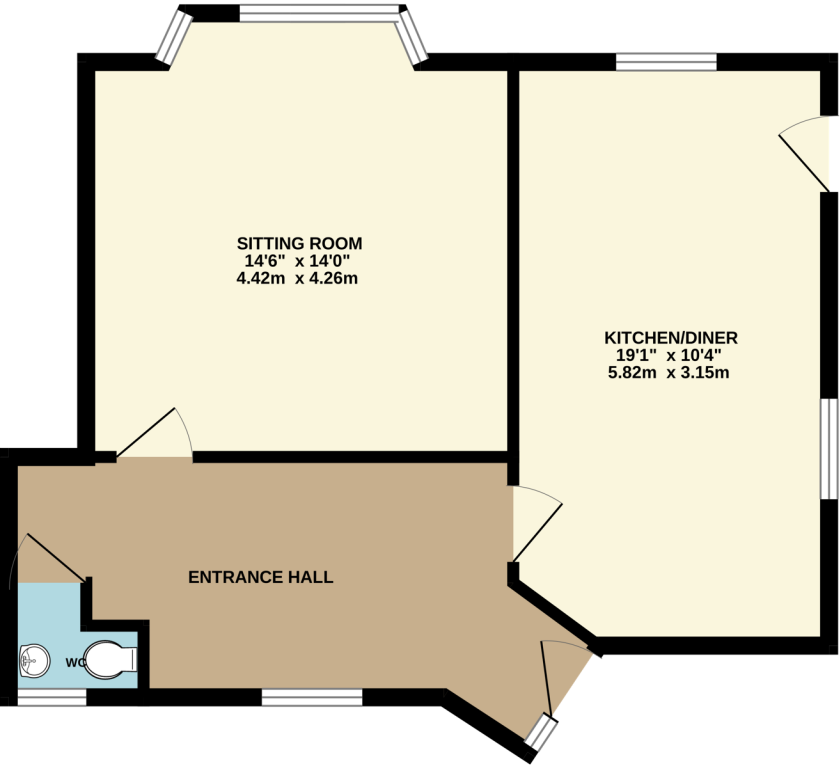




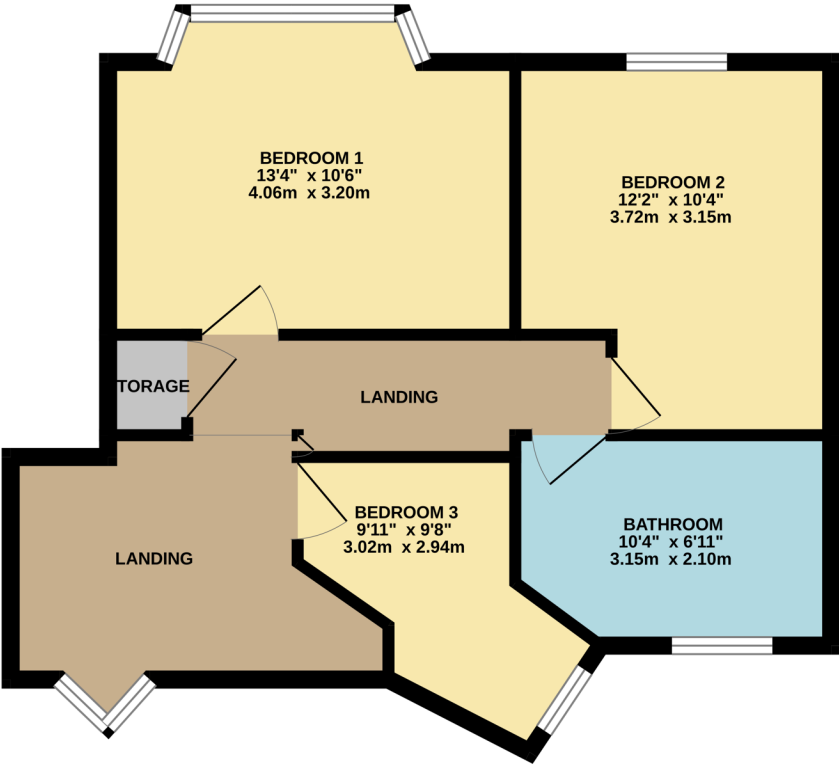




GROUND FLOOR  
527 sq.ft. (48.9 sq.m.) approx.

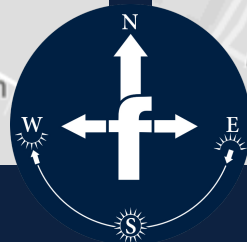
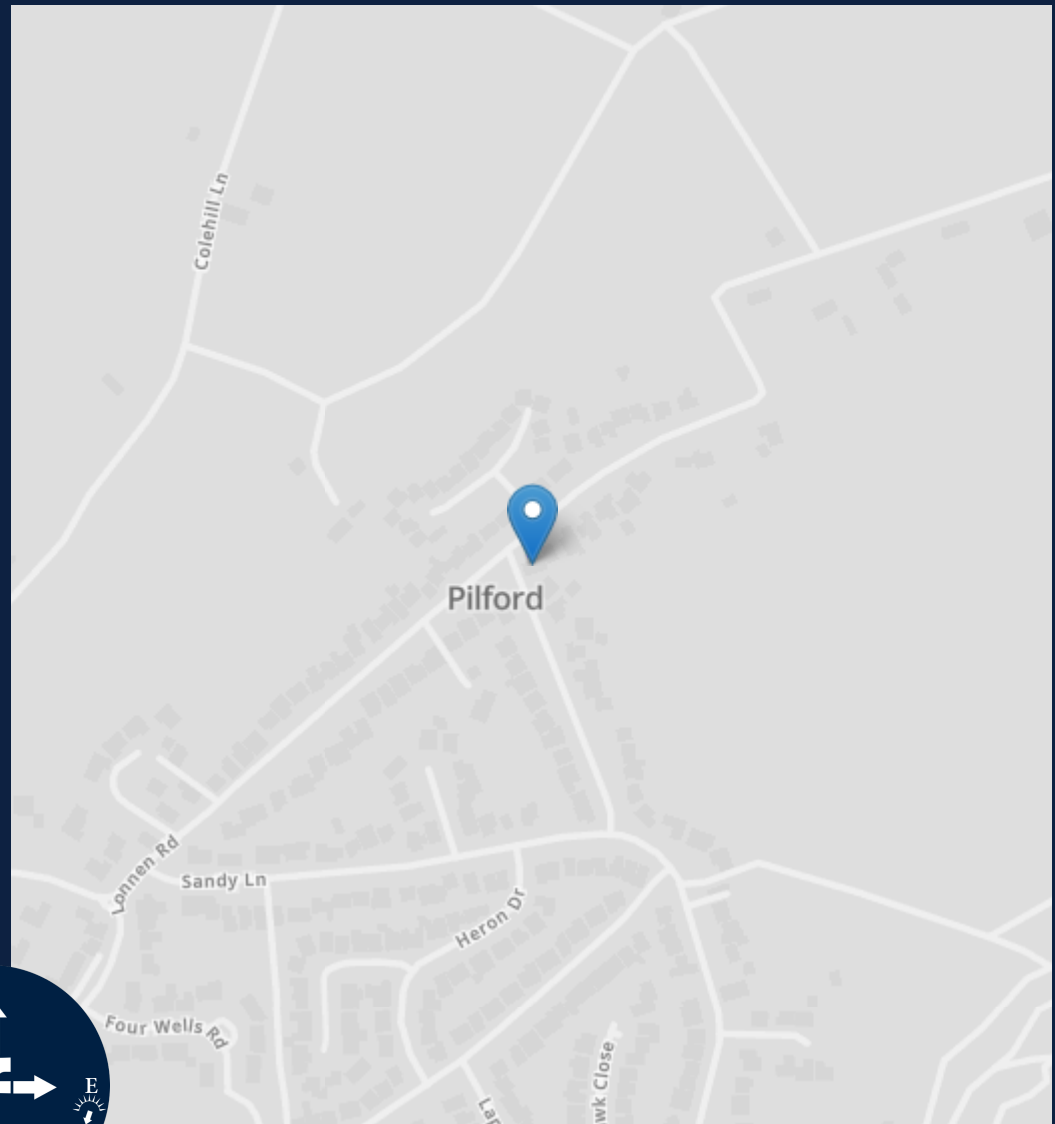
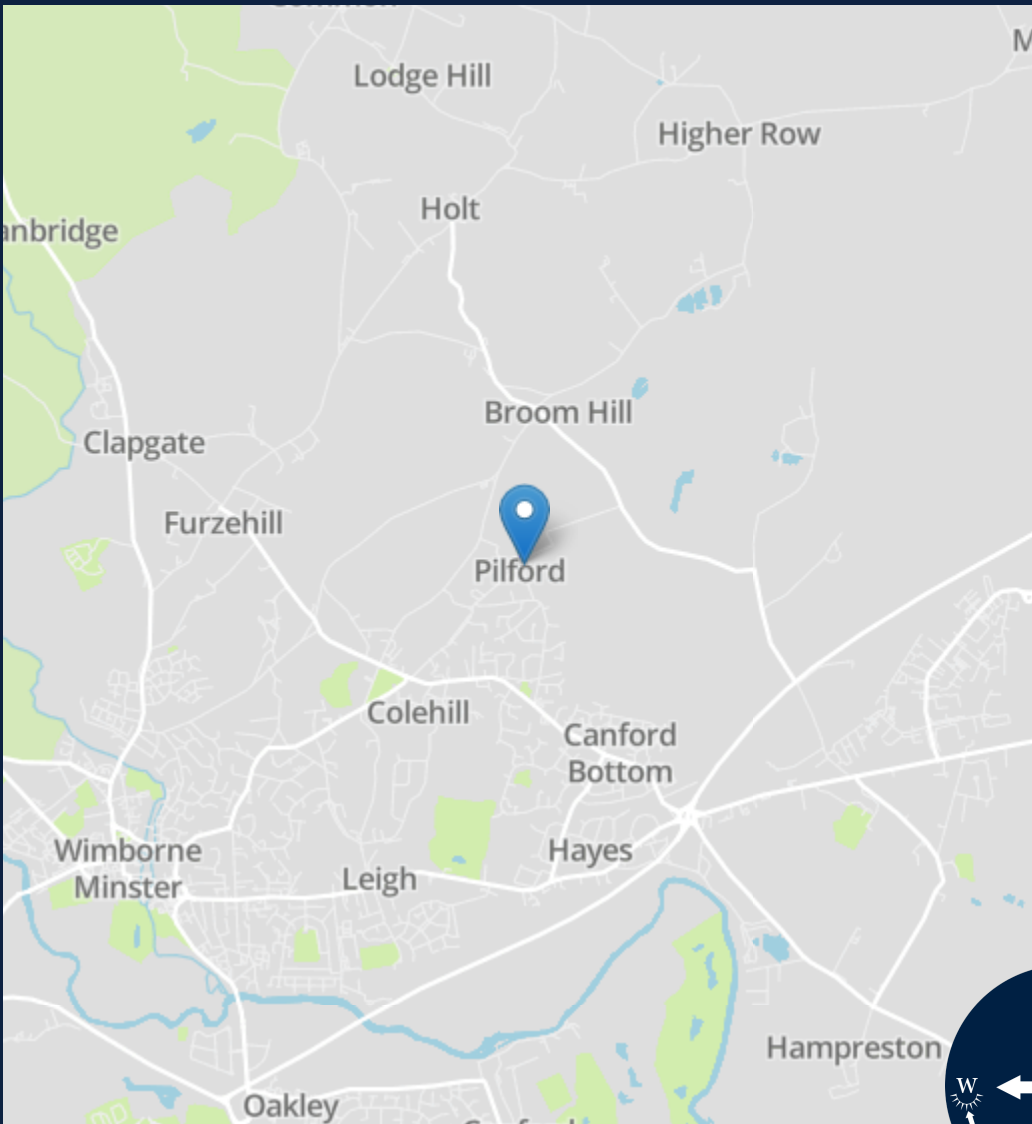


1ST FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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		
(92+) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(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		



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