



Guide Price

£345,000

Freehold

GREENHAYS RISE, WIMBORNE BH21 1HZ



- ◆ TOWN CENTRE POSITION
- ◆ TWO DOUBLE BEDROOMS
- ◆ SECURE LOCK-UP GARAGE & OFF ROAD PARKING
- ◆ GAS FIRED HEATING

A well presented, two bedroom, mid-terraced house situated within the heart of Wimborne Town Centre boasting a secure lock-up garage, rear garden, two allocated parking spaces, and scope to extend (STPP).

Property Description

Greenhays Rise sits adjacent the start of Allenview Road and is located within easy walking distance of the wealth of shops and amenities of Wimborne Town Centre. The accommodation of the home comprises a living room and kitchen to the ground floor, with two double bedrooms, and a family bathroom to the first floor. In our opinion, there is scope to be able to extend to the rear (STPP) and the home benefits from gas fired heating as well as double glazing throughout.

Gardens and Grounds

The front of the home has an elevated position with steps leading up to it and there is a garage block adjacent, where there is a secure lockup garage conveyed with this property and two allocated spaces. The rear garden is split into two principle areas with a patio spanning the rear elevation, and steps leading up to a kept lawn and a garden gate. The gate allows access from a communal pathway, that spans the row of terraces, and gives direct access to the garage amenity.

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: 670 sq ft (62.3 sq m)

Heating: Gas fired (Combi) (Under 2yrs old)

Parking: Garage & 2 allocated spaces

Glazing: Double glazed

Garden: East facing

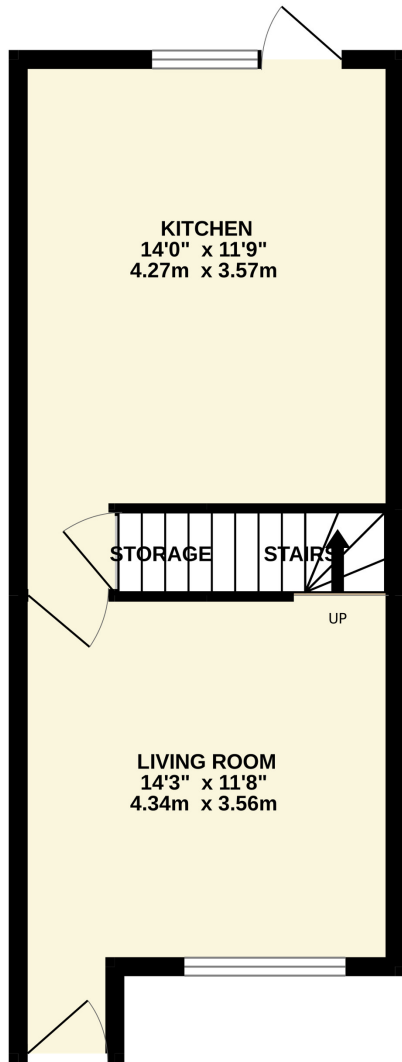
Main Services: Electric, water, gas, drains, telephone

Loft: Lighting & Ladder (25% boarded)

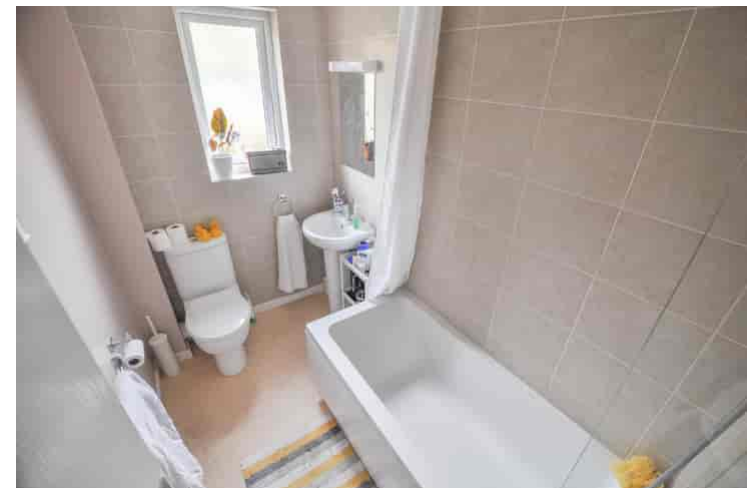
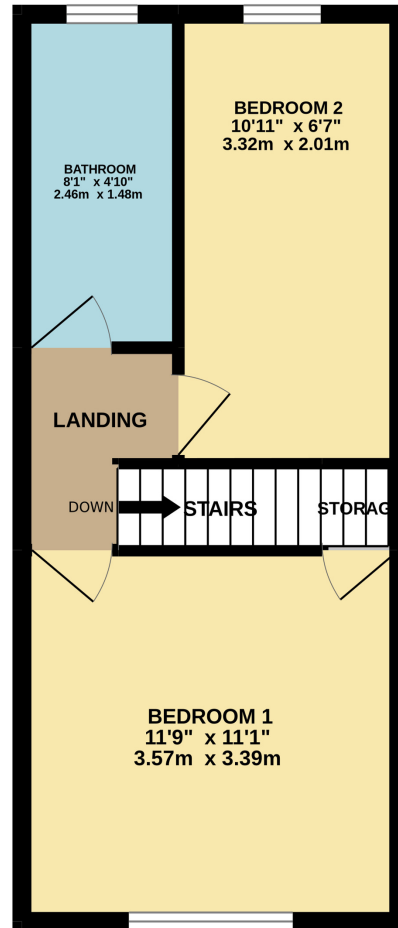
Local Authority: Dorset Council

Council Tax Band: C

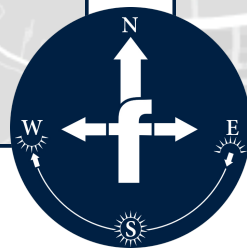
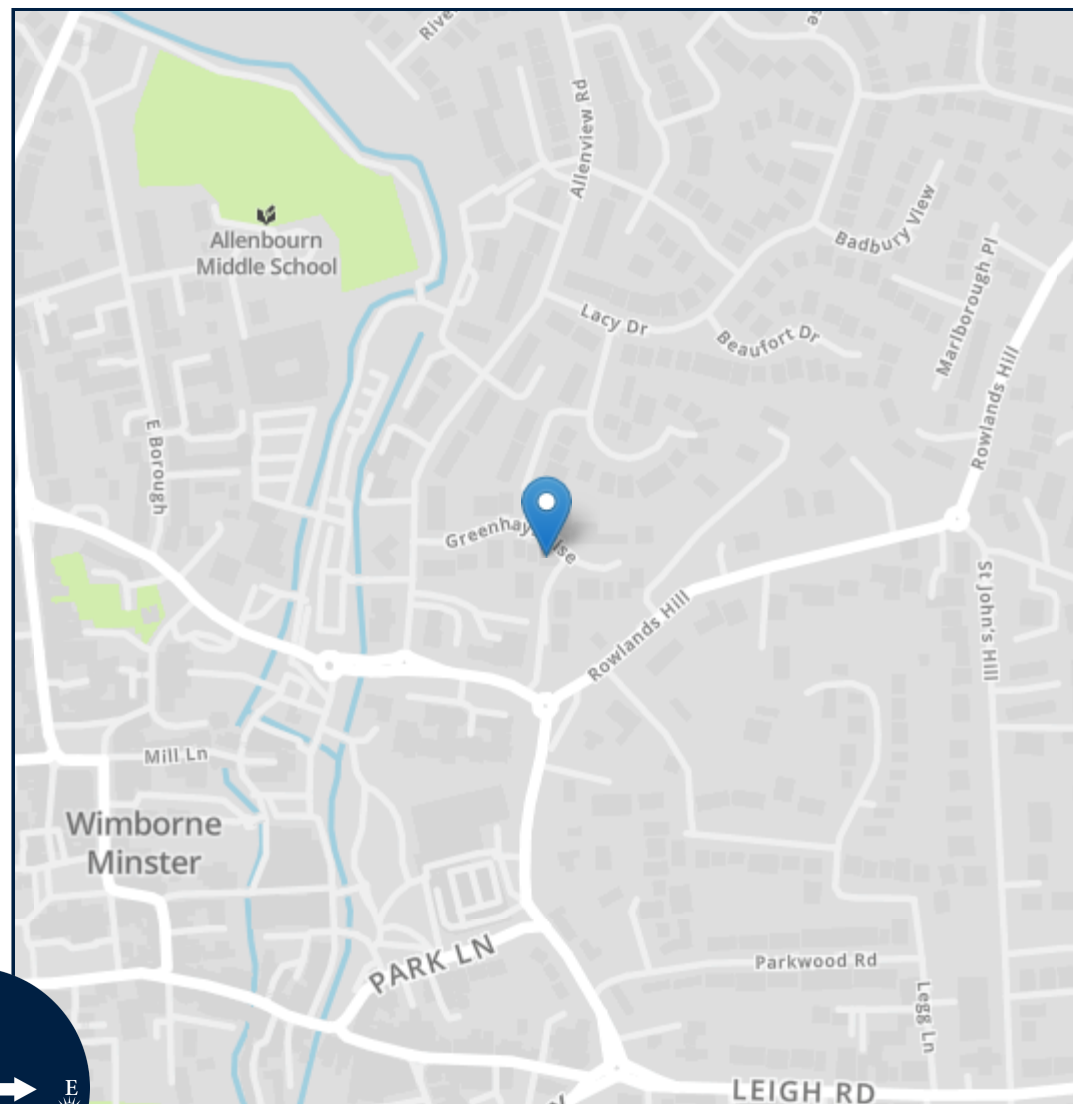
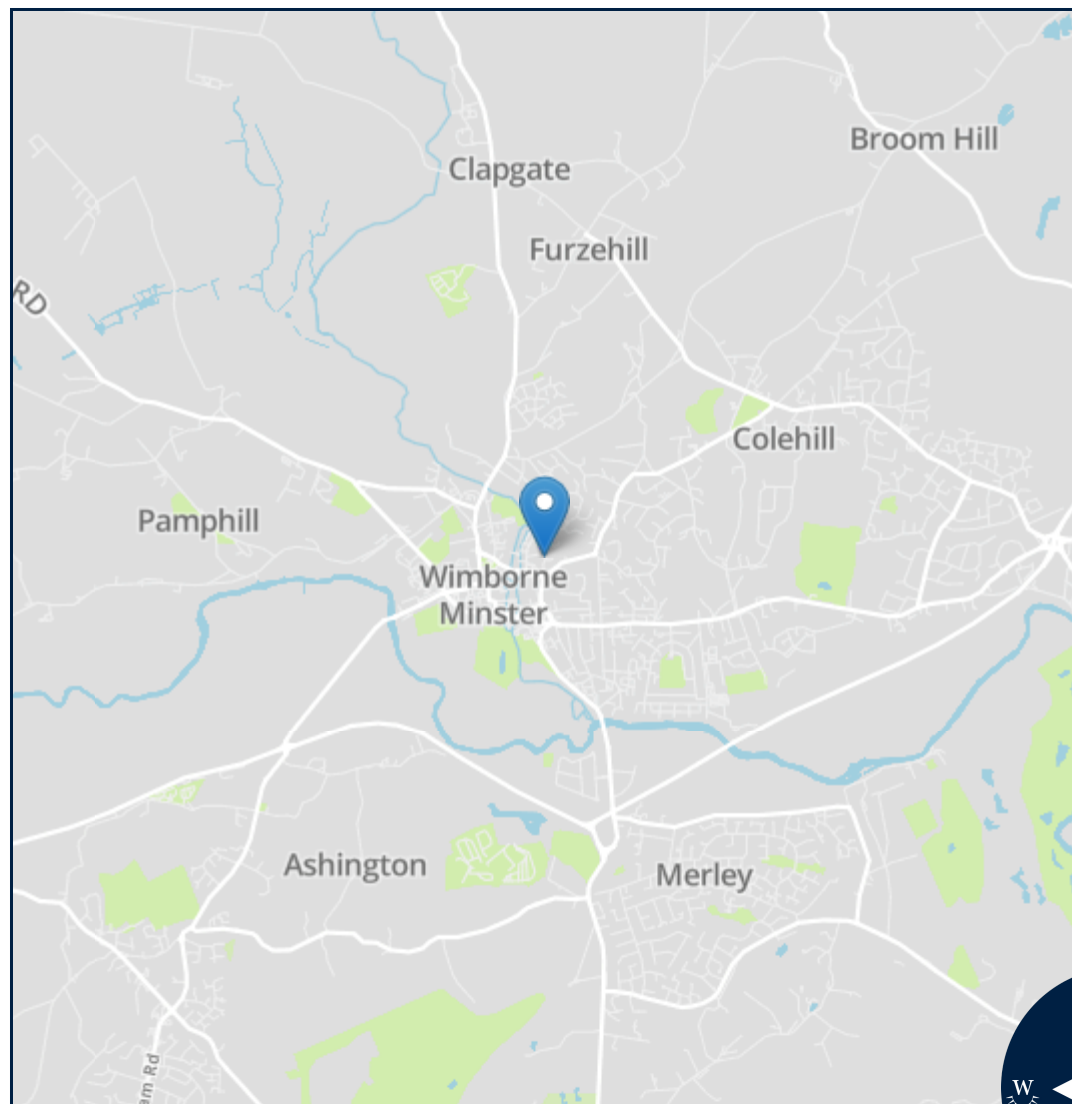
GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	92
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	68
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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