

FOR SALE
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Guide Price

£475,000

BIRCHDALE ROAD, WIMBORNE BH21 1BY

Freehold



- ◆ **FOUR BEDROOM DETACHED FAMILY HOME**
- ◆ **CLOSE TO TOWN CENTRE**
- ◆ **POSITIONED AT THE HEAD OF A CUL DE SAC**
- ◆ **MODERNISATION REQUIRED THROUGHOUT**
- ◆ **GAS FIRED HEATING AND DOUBLE GLAZING**
- ◆ **EN-SUITE FACILITY**
- ◆ **SOLE AGENTS**

A well proportioned, four bedroom family home boasting scope for modernisation throughout and offering an en-suite facility, is within walking distance of Wimborne town centre, integral single garage and being offered without a forward chain.

Property Description

Birchdale Road is located within the heart of the Highlands development, close to Wimborne town centre, with this particular home being situated at the head of a quiet residential cul de sac. The home requires modernising throughout and the accommodation comprises a living room with archway through to dining room, kitchen, cloakroom and utility room to the ground floor with four double bedrooms, family bathroom and en-suite bathroom to the first floor. The home also boasts gas fired heating, double glazing, balcony and integral garage.





Gardens and Grounds

The front garden is laid to a kept lawn and there is a driveway to the right hand side of the property which is suited to two vehicles and in turn gives access to the integral garage, as well as an area of hard standing to the side of the property, which is ideally suited to leisure vehicle storage. The rear garden is too laid to lawn and there are a variety of mature shrubs and beds and enjoys open views.

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: 1611 sq ft (149.7 sq m)

Heating: Gas fired (combi) 6 yrs old

Glazing: Double glazed

Loft: Yes. Ladder installed. 25% boarded

Parking: Drive & garage

Garden: North facing

Main Services: Electric, gas, water, drains

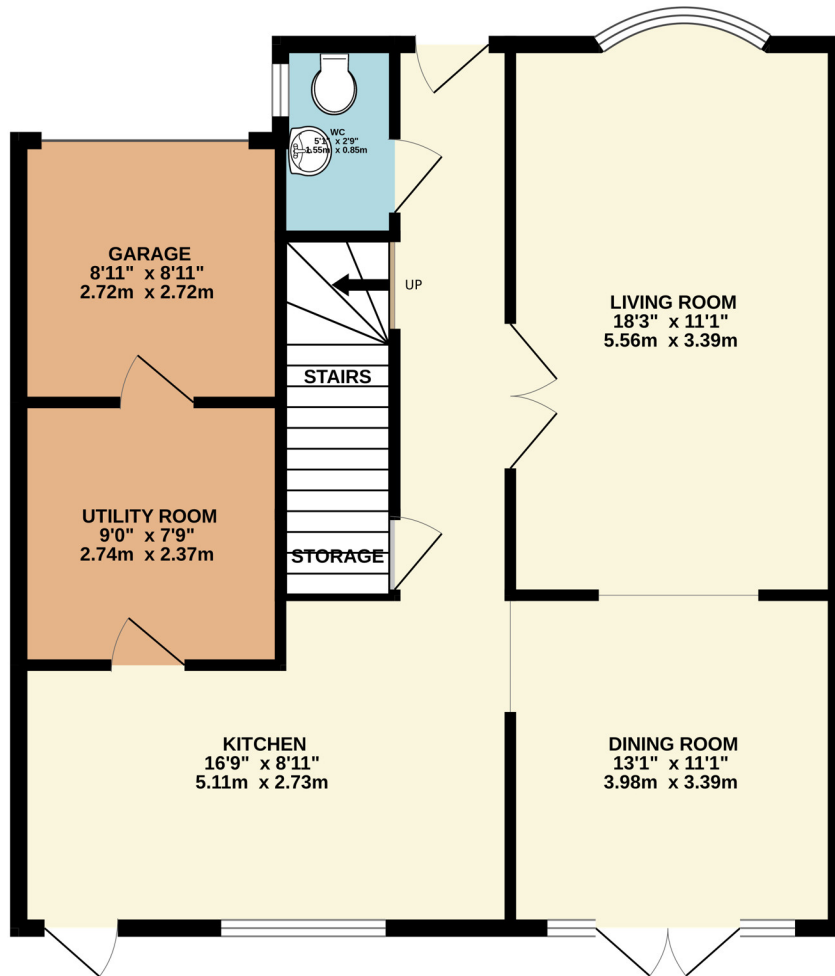
Local Authority: Dorset Council

Council Tax Band: E

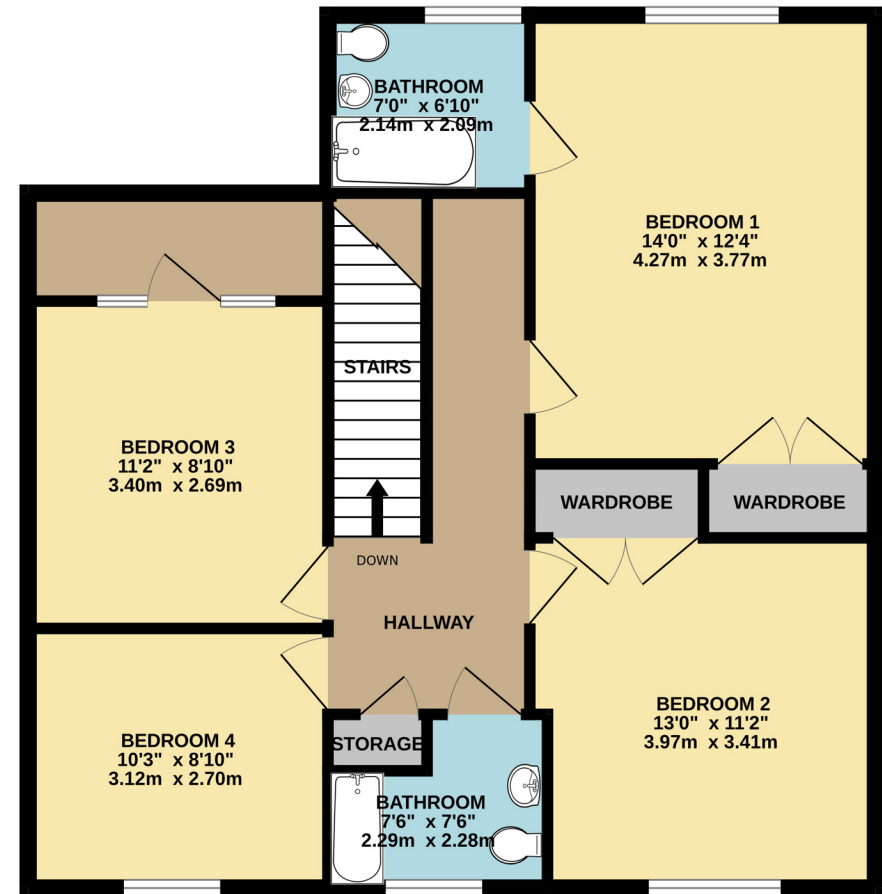




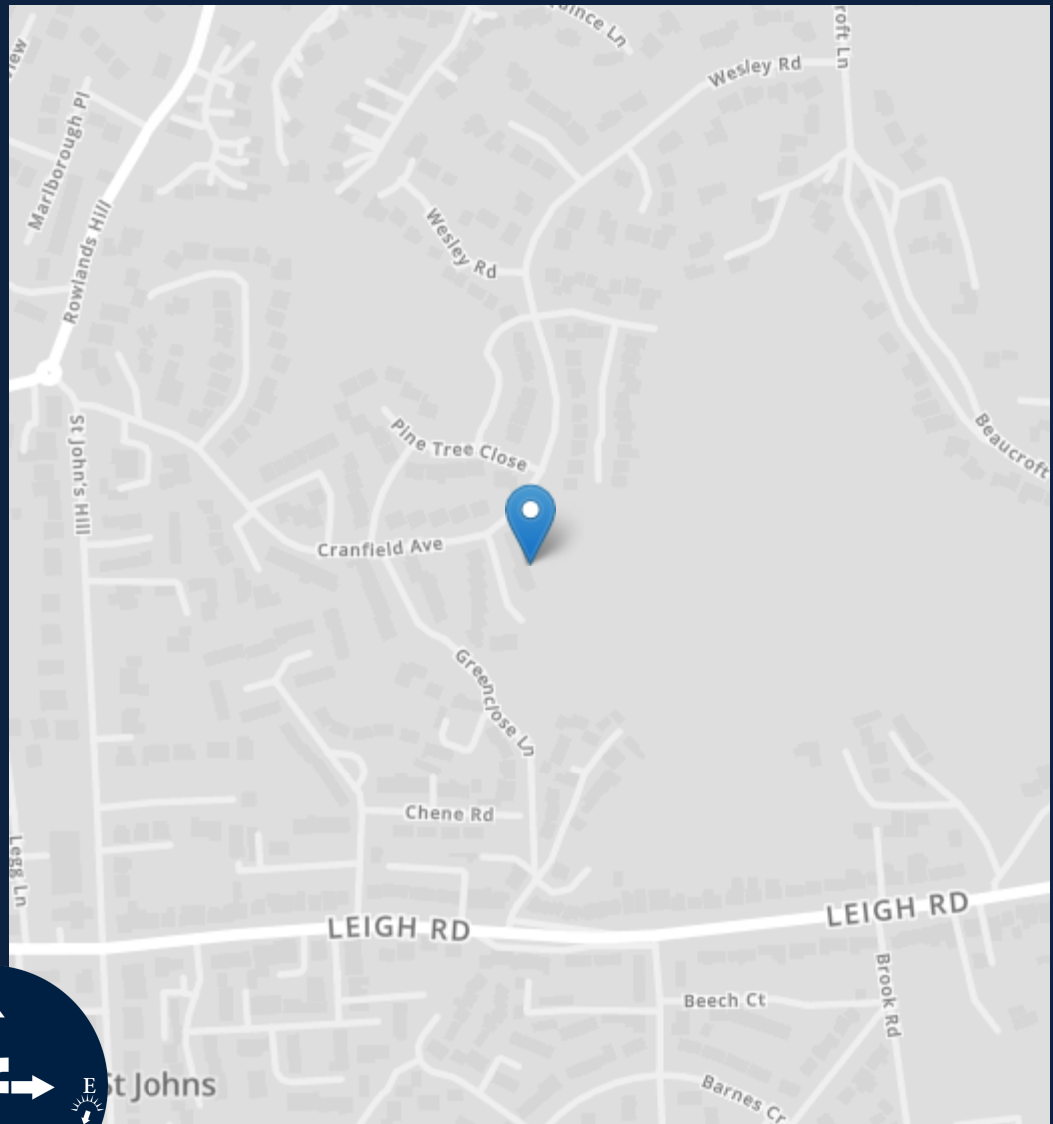
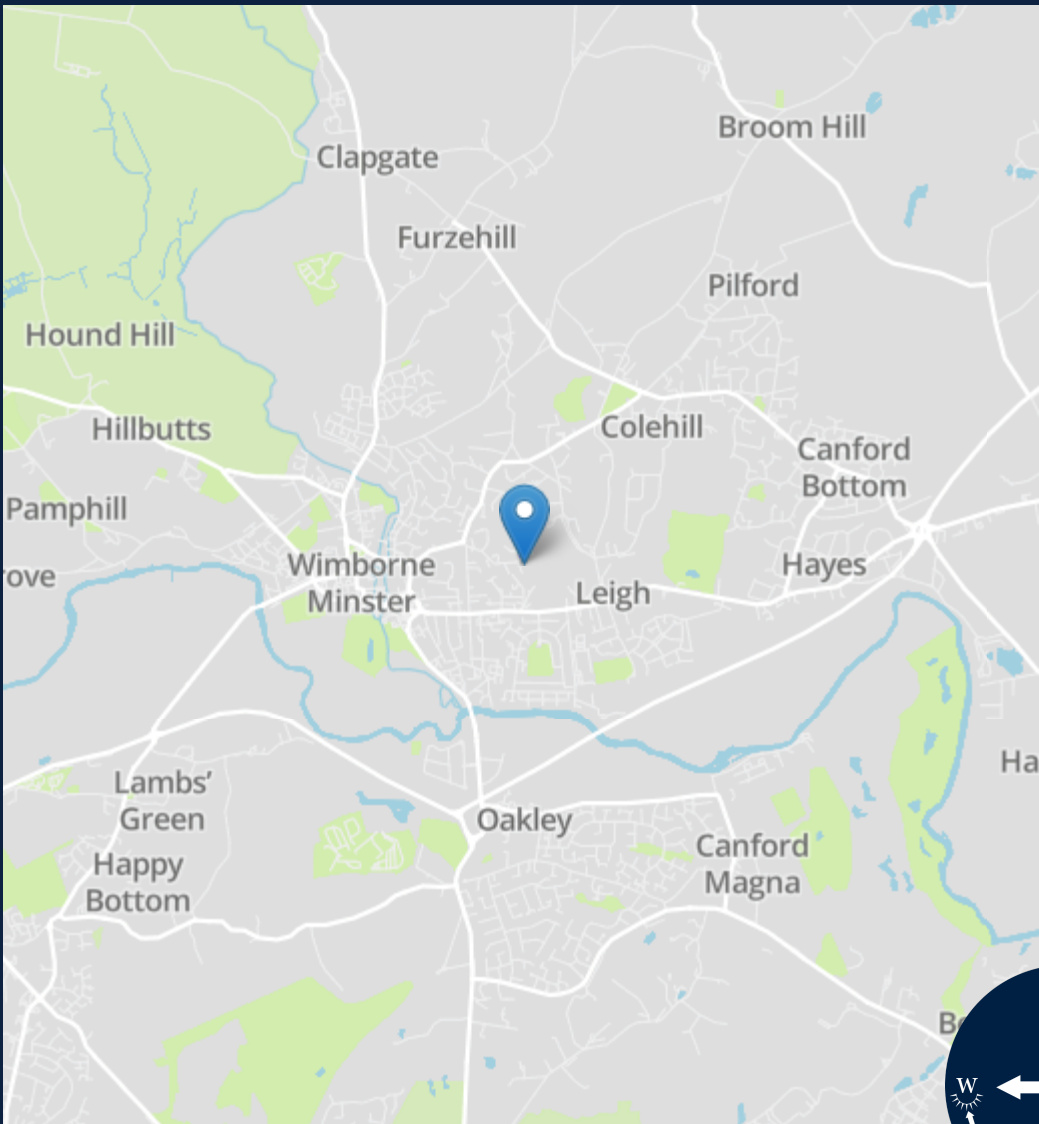
GROUND FLOOR
813 sq.ft. (75.6 sq.m.) approx.



FIRST FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.7 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+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 76 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |



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