



Asking Price

£450,000

GROVE ROAD, WIMBORNE BH21 1BN

Freehold



- ◆ VICTORIAN HOME
- ◆ THREE BEDROOMS
- ◆ PLANS FOR A LOFT CONVERSION
- ◆ OFF ROAD PARKING
- ◆ CLOSE TO THE TOWN CENTRE
- ◆ GENEROUS REAR GARDEN
- ◆ GAS HEATING AND DOUBLE GLAZING
- ◆ SOLE AGENTS

A well-proportioned and versatile Victorian home offering three bedrooms as well as scope to create a loft room, with a generous rear garden as well as off road parking.

Property Description

The home is positioned within the heart of the Victorian Quarter of Wimborne town centre and boasts well-proportioned and versatile accommodation. The home currently comprises of an open plan room which is linked to a central dining area and is joined to a generous kitchen, which has been formed within the sizeable ground floor extension, which boasts an opening, glazed ceiling lantern, as well as a glazed elevation which overlooks the rear garden. There is a bespoke fitted bathroom which incorporates a walk-in style shower, as well as a sunken bath and a useful utility area adjacent to the kitchen. The first floor is traditional in its layout offering two double bedrooms and a third bedroom suited to either an office or nursery, and the current vendors have detailed drawings which illustrate how a loft conversion could easily be created.





Gardens and Grounds

The front garden is laid to a hard standing and provides sufficient space for a vehicle to be parked off road. To the right hand side of the home there is a pathway which leads to the rear garden. The rear garden approaches 100ft in length and is divided into three principle sections. The first is a paved patio which spans the rear elevation of the home and there is then a generous kept lawn with a paved pathway to the right hand side, which in turn leads to a working garden patch, as well as a generous garden shed, which has been fashioned in to a workshop.

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: 822 sq ft (76.4 sq m)

Heating: Gas fired (combi boiler) serviced annually.

Glazing: Double glazed

Parking: Off road

Garden: East facing

Main Services: Gas, water, electric, drains, telephone

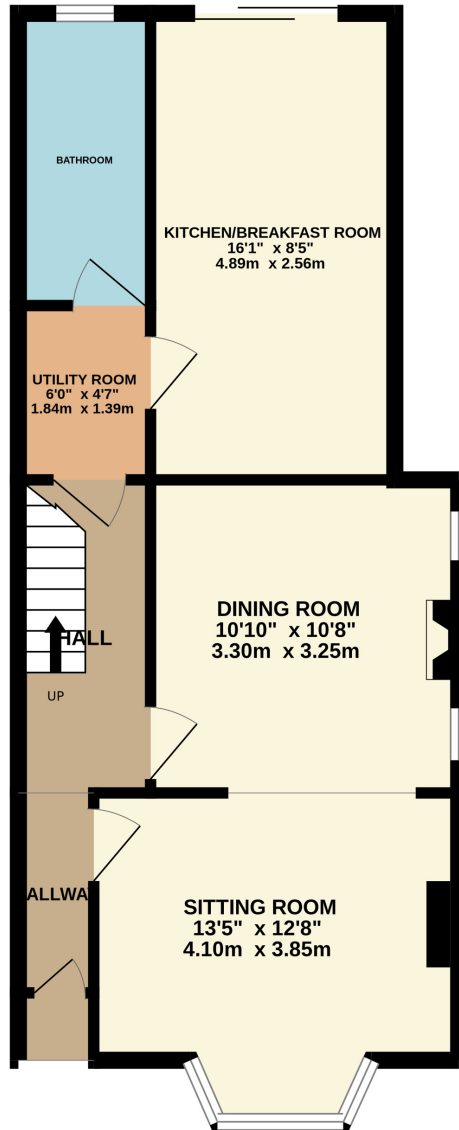
Local Authority: Dorset Council

Council Tax Band: C

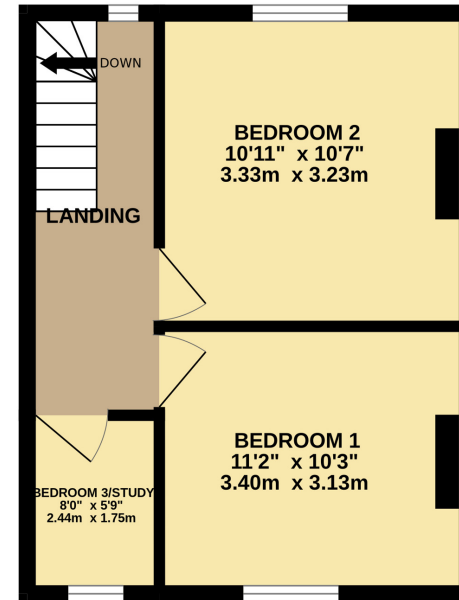


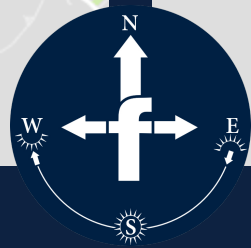
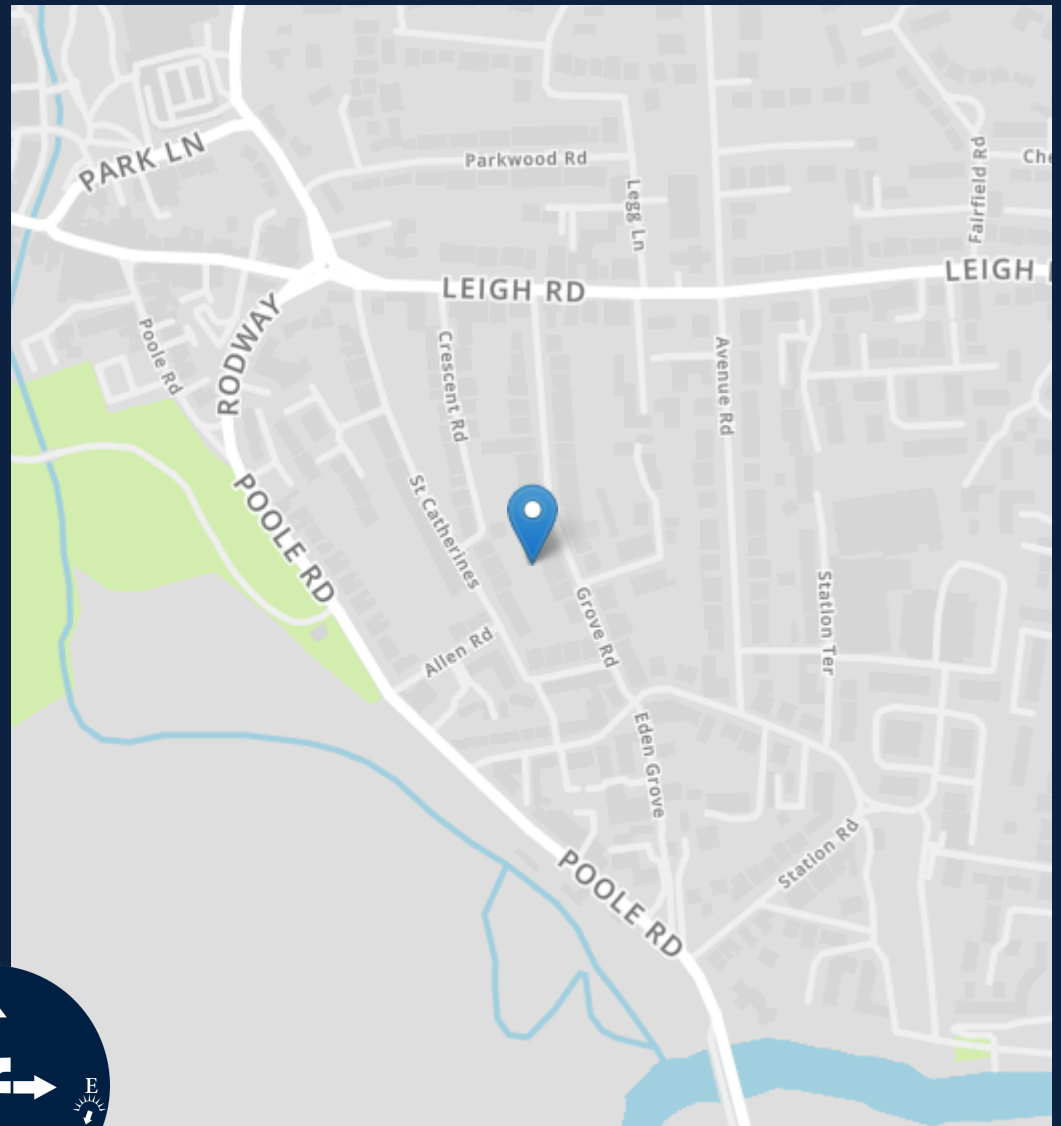
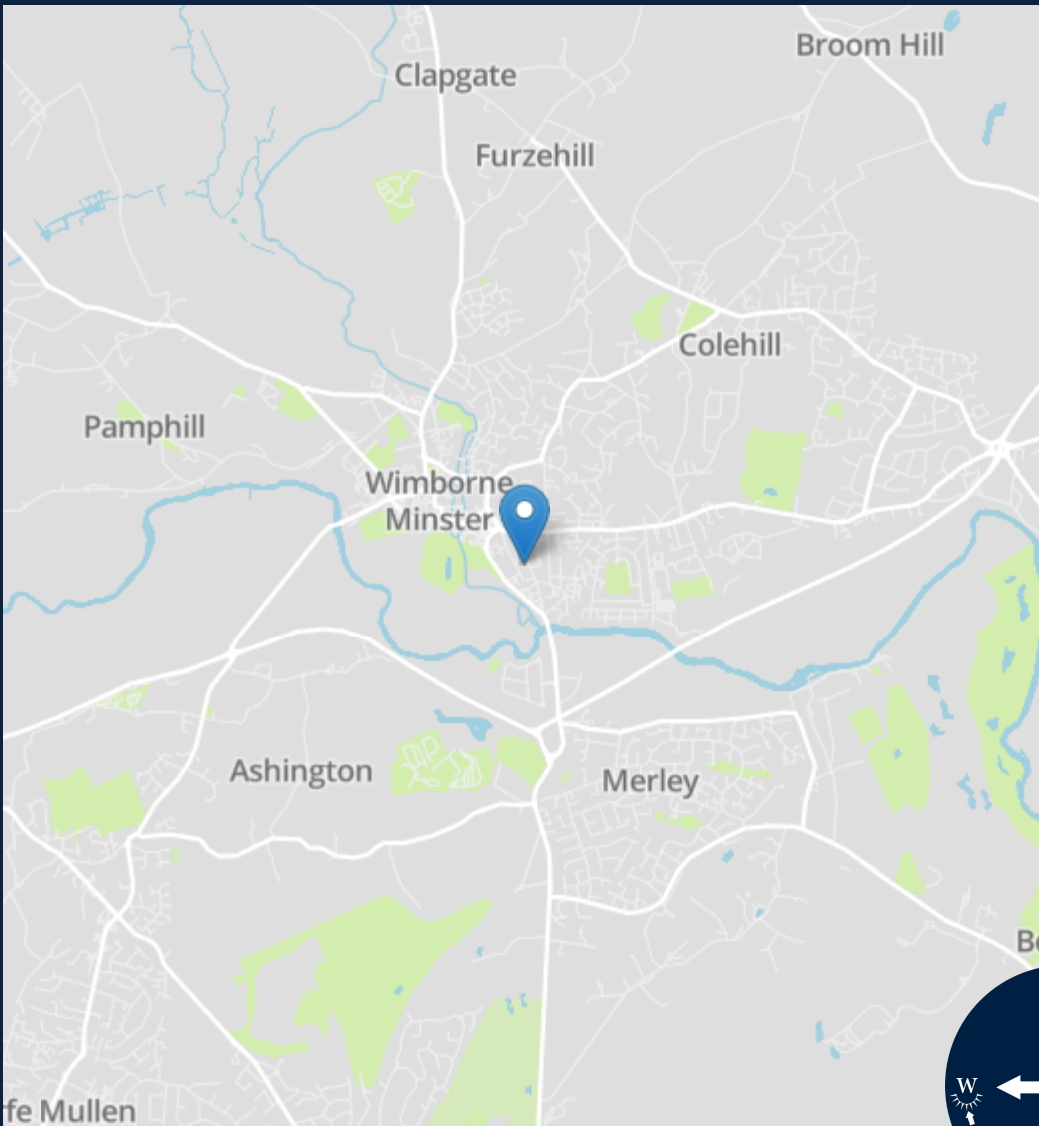


GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
64	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000