

£1,600 pcm

Freehold

ALLENVIEW ROAD, WIMBORNE, DORSET BH21 1AU



- ◆ **THREE BEDROOMS**
- ◆ **WELL PRESENTED THROUGHOUT**
- ◆ **SECURE LOCK UP GARAGE**
- ◆ **CLOSE TO TOWN CENTRE**

A well presented, three bedroom, mid-terraced home situated within the heart of Wimborne town centre and boasting well proportioned accommodation, as well as a purpose-built garden studio and secure lockup garage.

Property Description

Allenview Road sits adjacent to the heart of Wimborne Town Centre and provides comfortable, well proportioned accommodation that would suit both families as well as professional individuals. The ground floor offers a generous open plan lounge dining room, modern fitted kitchen and cloakroom room whilst the first floor plays host to three bedrooms of which two are evenly proportioned doubles, and a well appointed family bathroom. The home has been double glazed throughout and benefits from gas fired heating.

The front garden is laid to lawn and there is a pathway leading to the front door. The rear garden is stepped and primarily laid to hard landscaping over three tiers. On the top tier there is a purpose-built wood studio and a gate in the rear boundary which leads to an adjoining garaging area where there is a purpose built secure lockup garage conveyed with the property.

Gardens and Grounds

The front garden is laid to lawn and there is a pathway leading to the front door. The rear garden is stepped and primarily laid to hard landscaping over three tiers. On the top tier there is a purpose-built wood studio and a gate in the rear boundary which leads to an adjoining garaging area where there is a purpose built secure lockup garage conveyed with the property.

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: 1050 sq ft (97.6 sq m)

Heating: Gas fired (combi)

Parking: Lock up garage

Garden: South East

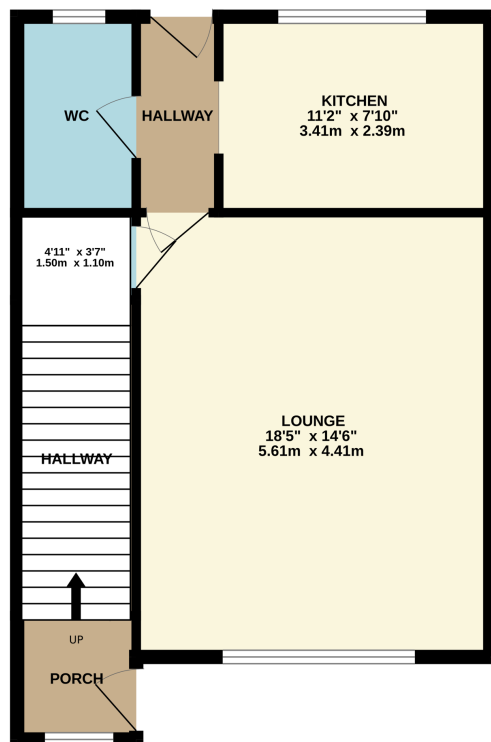
Glazing: Double glazed

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

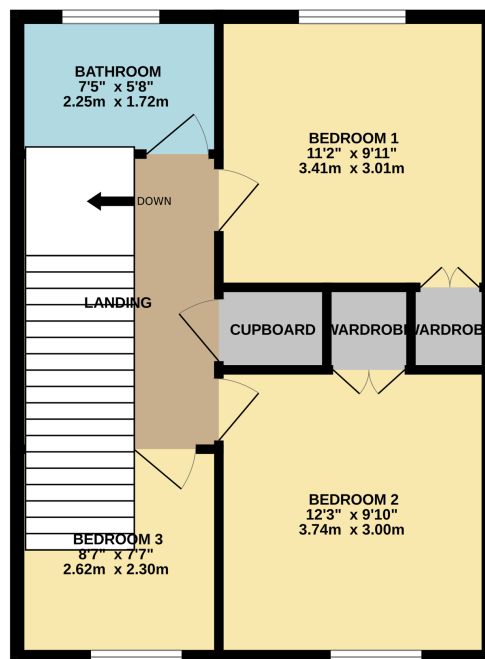
Local Authority: Dorset Council

Council Tax Band: C

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

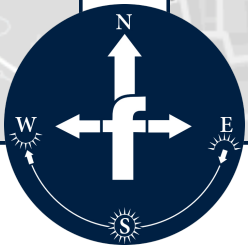
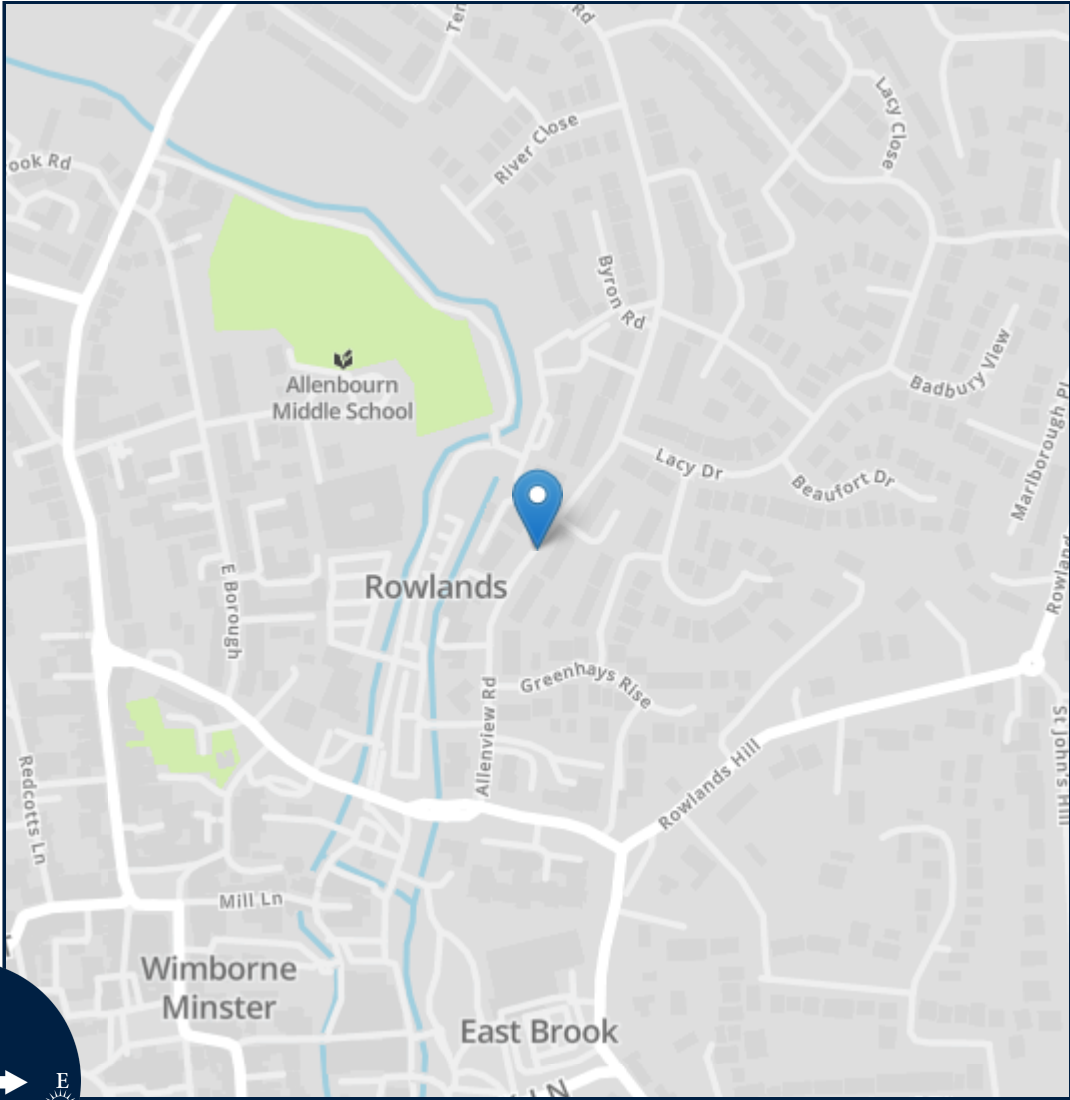
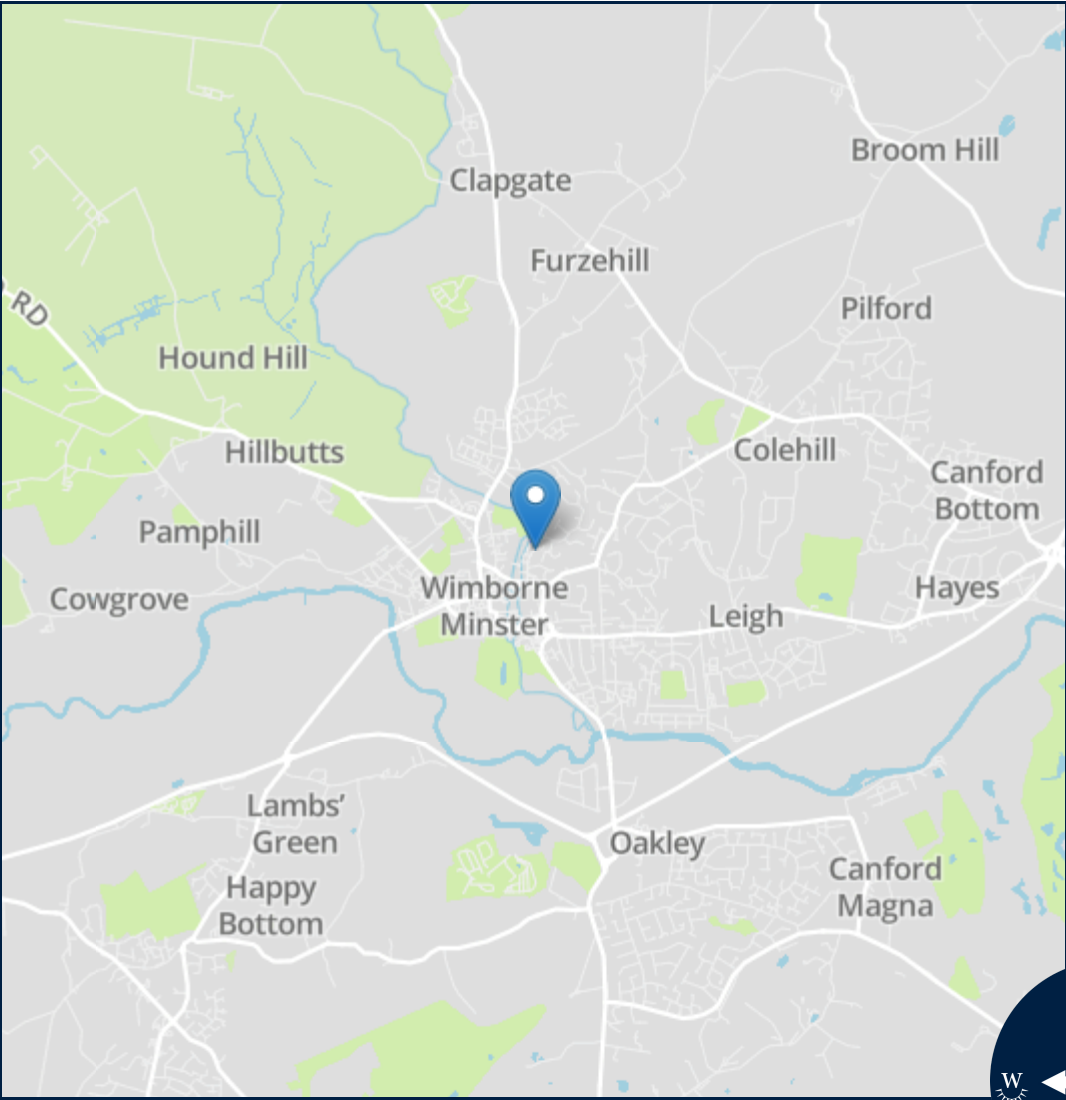


1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.


fisks



12 East Street, Wimborne,
Dorset, BH21 1DS
www.fisksestateagents.co.uk
01202 880000