

Asking Price

£375,000

Freehold

GROVE ROAD, WIMBORNE BH21 1BW



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- ◆ VICTORIAN SEMI DETACHED HOME
- ◆ TWO DOUBLE BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ SCOPE TO EXTEND (STPP)

A semi-detached, Victorian, two bedroom home in need of complete refurbishment throughout and boasting scope for extension (STPP) as well as a detached garage, off road parking and a generous westerly facing rear garden.

Property Description

Grove Road is within the heart of Wimborne's Victorian quarter and boasts a selection of attached and detached Victorian-style properties. This home is positioned on the westerly side and the accommodation currently comprises an open plan lounge/dining room, kitchen, ground floor cloakroom and glazed garden room, whilst the first floor offers two double bedrooms, which are serviced by a family bathroom. There is a staircase which leads to the attic and, in our opinion, there is scope for this to be developed, as well as the home being extended (STPP).

Gardens and Grounds

The rear garden is split in to two sections with one area being laid to a kept lawn and the other being 'turned soil', ideal for establishing a working garden. Beyond there is a detached single garage with barn style doors and off road parking in front, which is accessed from Crescent Road, and there is a garden gate denoting access to the rear garden which has a westerly orientation.

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: 783 sq ft (72.8 sq m)

Heating: Gas fired

Glazing: Double glazed

Loft: Ladder installed 75% boarded.

Garden: West facing

Parking: Driveway & garage

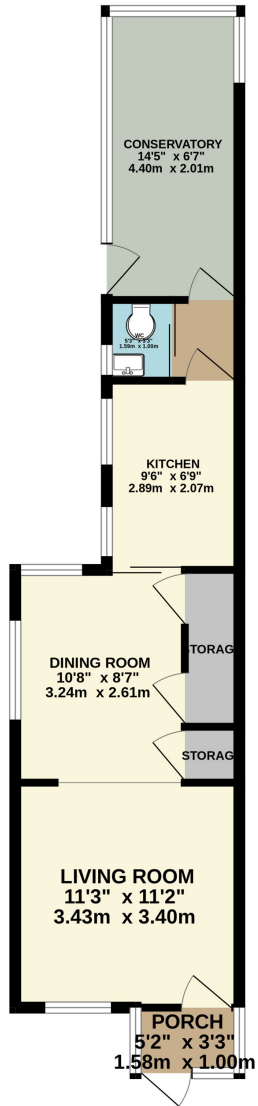
Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

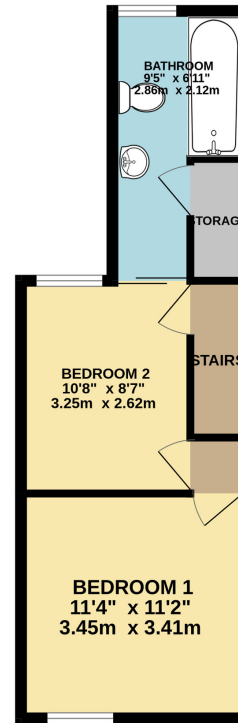
Council Tax Band: B



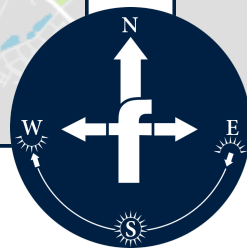
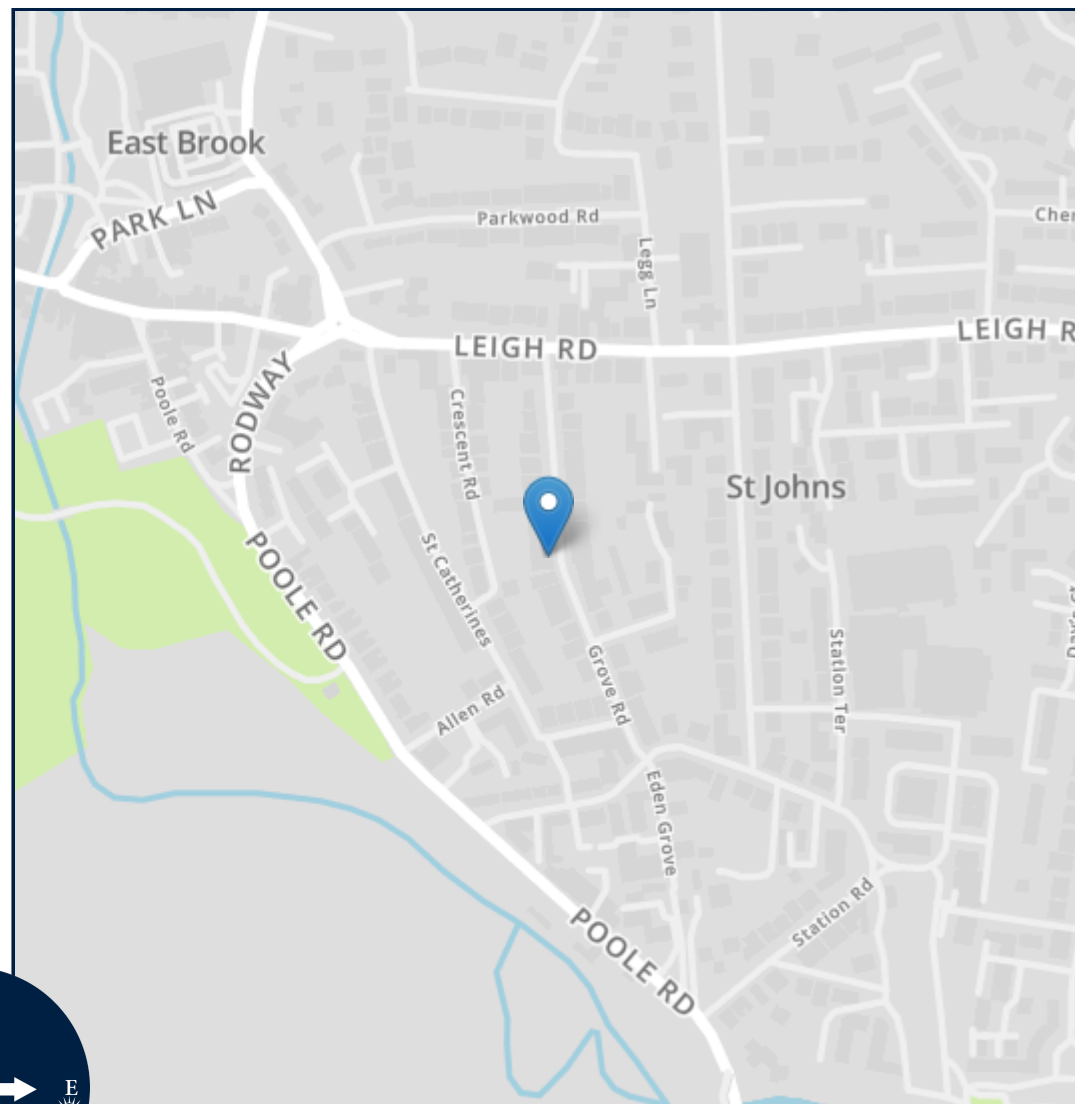
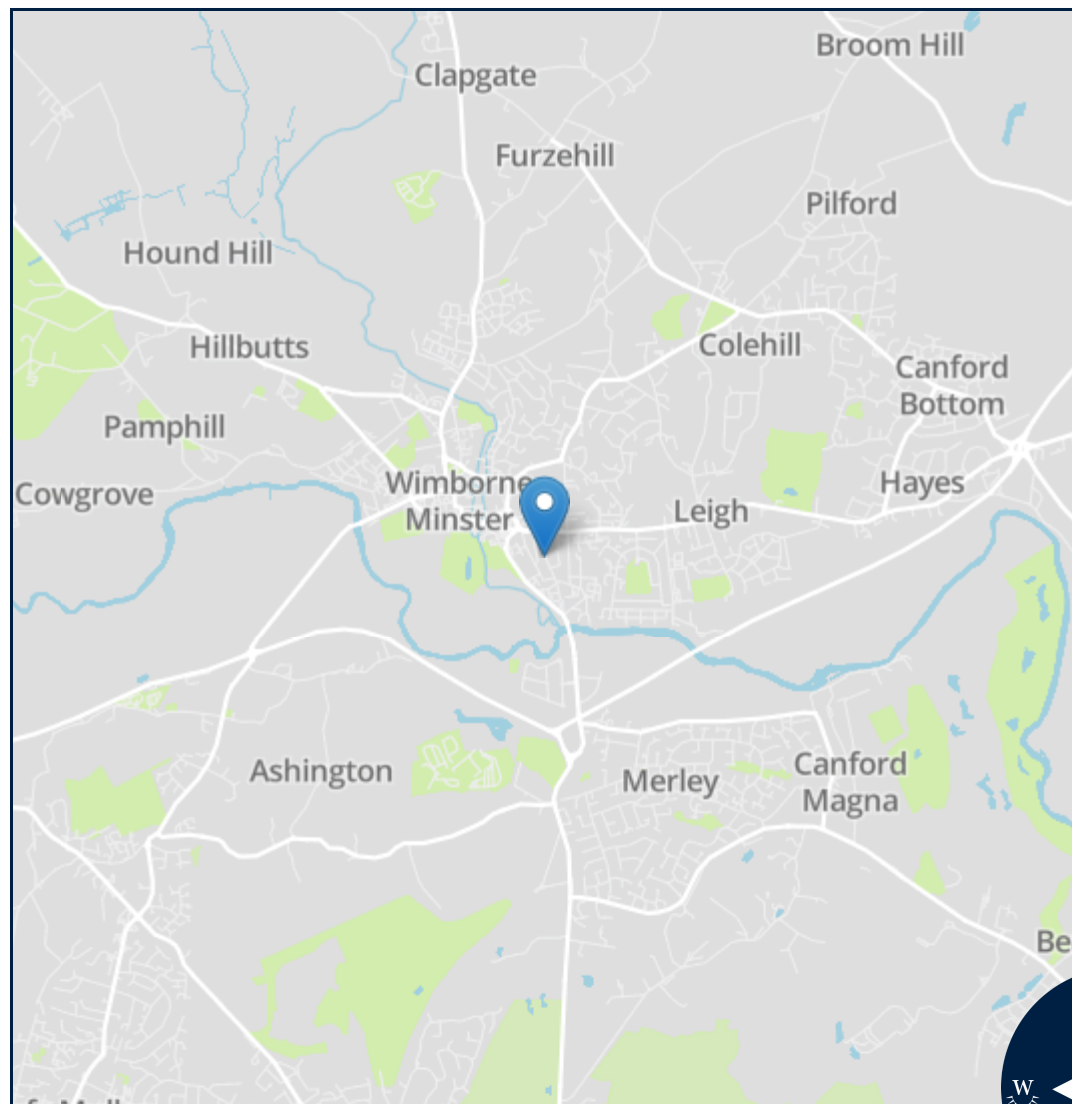
GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.8 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		
(69-80)	C		81
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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