

Asking Price  
£350,000

Freehold

WIMBORNE ROAD, COLEHILL, WIMBORNE BH21 2RP



- ◆ SEMI DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ UNUSUAL PLOT WITH SCOPE FOR DEVELOPMENT (STPP)
- ◆ NO FORWARD CHAIN

A three bedroom, semi-detached house in need of modernisation throughout and boasting an unusual plot which, in our opinion, offers scope for development (STPP) within the heart of Colehill. No forward chain.

### Property Description

The property is located on Wimborne Road, close to Colehill cricket ground and boasts an unusual shaped plot, which we feel offers scope for development. The accommodation currently offers two reception rooms, cloakroom and kitchen to the ground floor, two double bedrooms and bathroom to the first floor and a further bedroom on the second floor. The home has the benefit of gas fired heating as well as being double glazed and is being offered without a forward chain.

### Gardens and Grounds

The front garden is primarily laid to hard standing and there is a driveway to the left hand side, which in turn provides access to the rear garden. The rear garden widens and there are three structures, one of which we believe used to be a coach house and we are of the opinion that these buildings could favourably support a planning permission to develop the site.

### 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: 1673 sq ft (155.4 sq m)

Heating: Gas fired (combi)

Glazing: Double glazed

Parking: Driveway and garage

Garden: South East

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

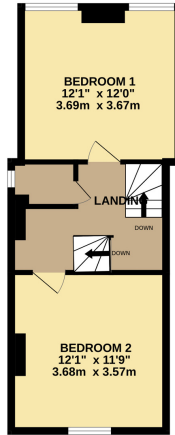
Local Authority: Dorset Council

Council Tax Band: D

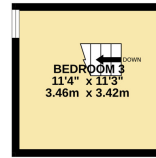
GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.

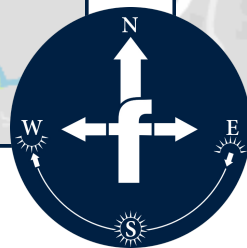
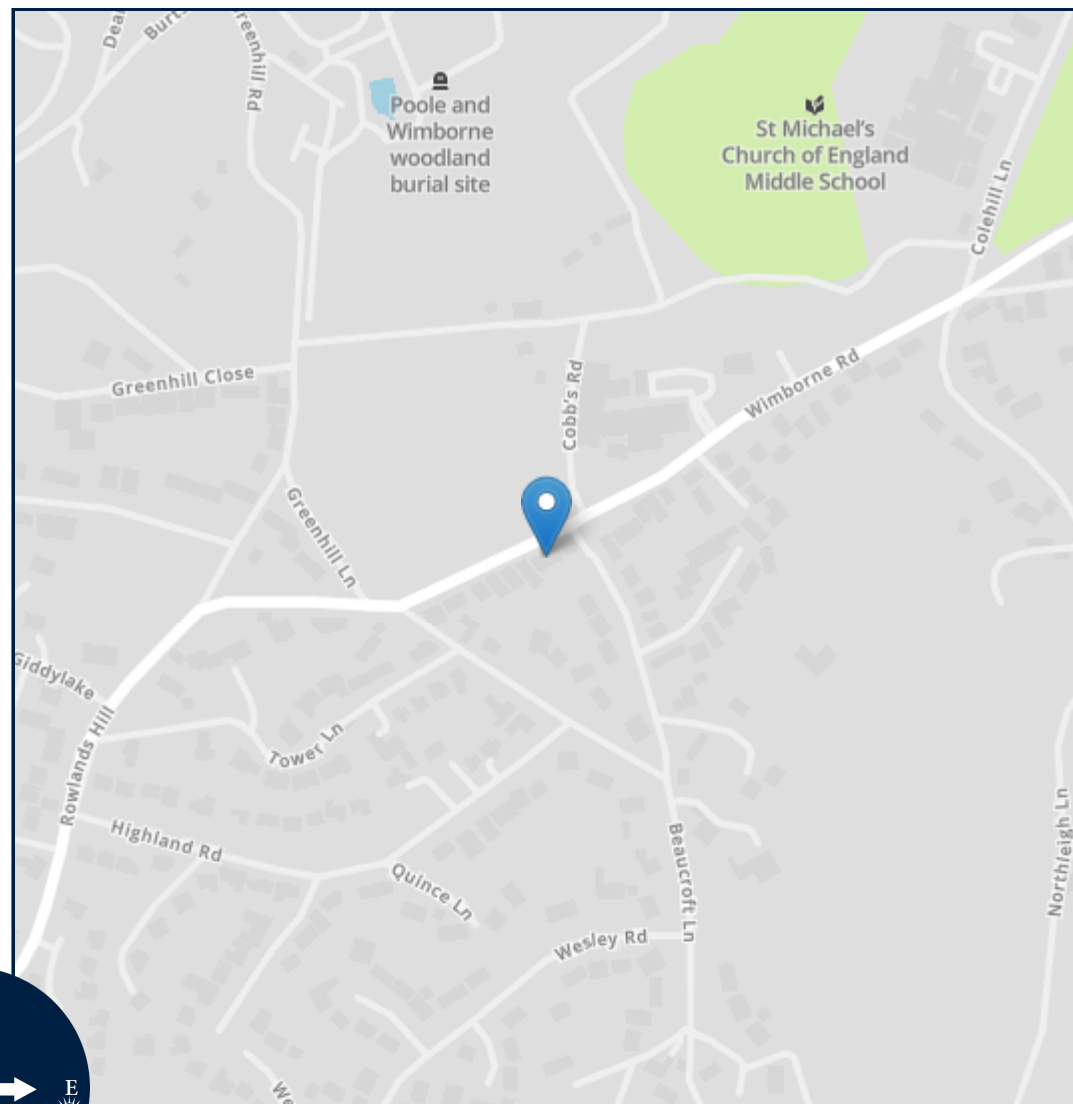
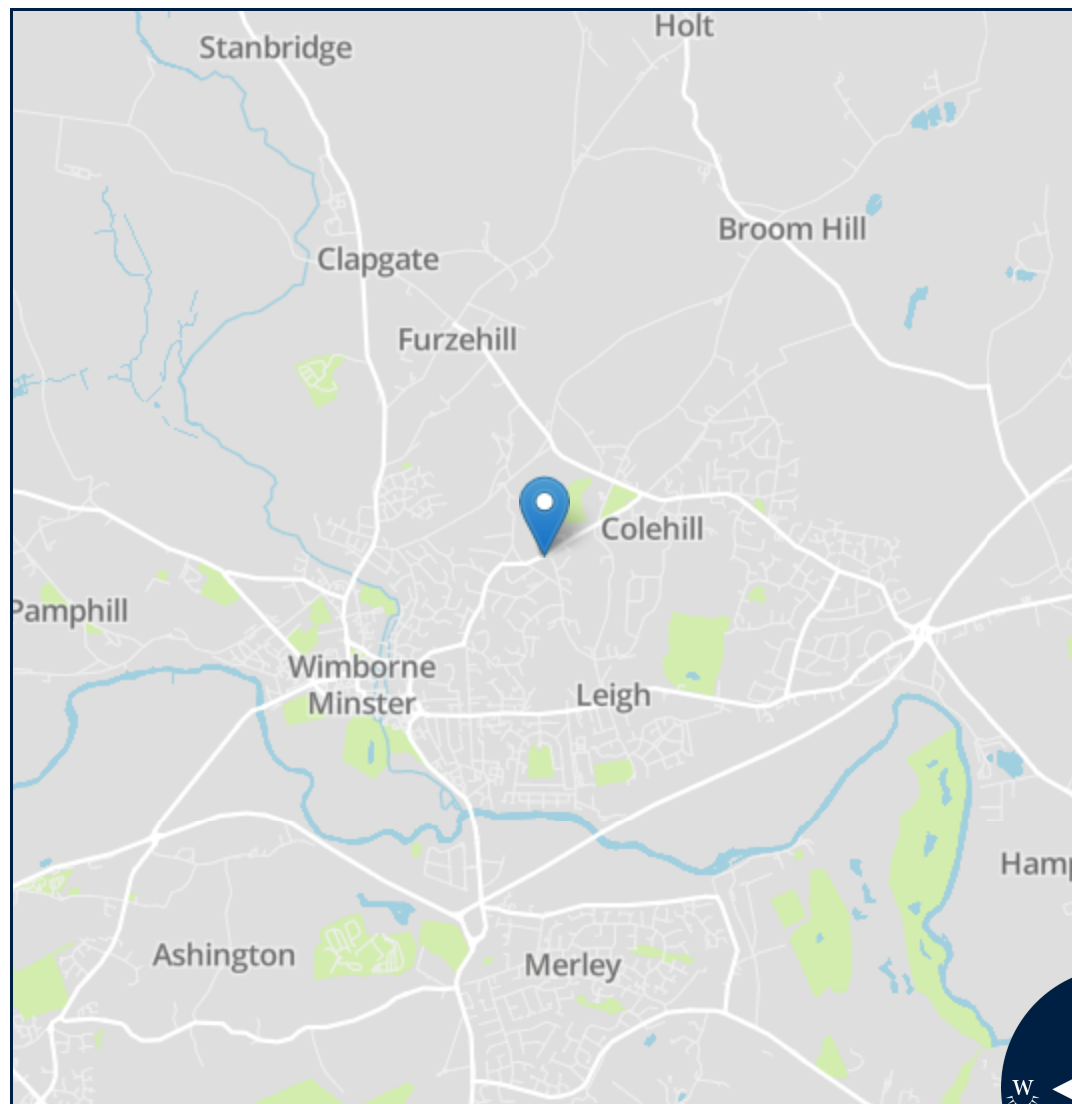


2ND FLOOR  
127 sq.ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 1673sq.ft. (155.4 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.



12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000