



Asking Price

£475,000

LAWNS ROAD, WIMBORNE, DORSET BH21 2JP

Freehold



- ◆ **THREE BEDROOMS**
- ◆ **DETACHED BUNGALOW**
- ◆ **DETACHED GARAGE**
- ◆ **GENEROUS OFF ROAD PARKING**
- ◆ **PURPOSE BUILT CONSERVATORY**
- ◆ **FULLY REFURBISHED THROUGHOUT**
- ◆ **WESTERLY FACING REAR GARDEN**
- ◆ **CLOSE TO SHOPS**
- ◆ **SOLE AGENTS**

A immaculately presented, three bedroom, detached bungalow boasting generous off road parking as well as detached single garage, private westerly facing rear garden and modern fitted conservatory.

Property Description

Lawns Road is positioned between Canford Bottom and Colehill and comprises a selection of Bungalows and Houses which were built in in the 1960' and 70's. This particular home sits on a slightly elevated plot and has been sympathetically refurbished throughout by the current vendors. The accommodation comprises of two double and one single bedroom, living room, family bathroom, modern fitted kitchen and purpose built conservatory. Furthermore the home benefits from being double glazed throughout and has gas fired heating.





Garden and Grounds

The front garden is laid to a kept lawn and there is a generous driveway to the right and side which in turn leads up the right hand side of the property and provides access to the detached single garage. The driveway provides an abundance of off road parking and there is a garden gate between the property and garage which denotes access to the rear garden. The garden boasts a kept lawn and raised deck which leads across the rear boundary and there is a convenient storage area to the side elevation of 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: 804 sq ft (74.7 sq m)

Heating: Gas fired vented serviced Aug 2025.

Glazing: Double glazed

Loft: Ladder installed. 75% boarded.

Parking: Driveway & detached single garage

Garden: West facing

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

Local Authority: Dorset Council. Council Tax Band: C

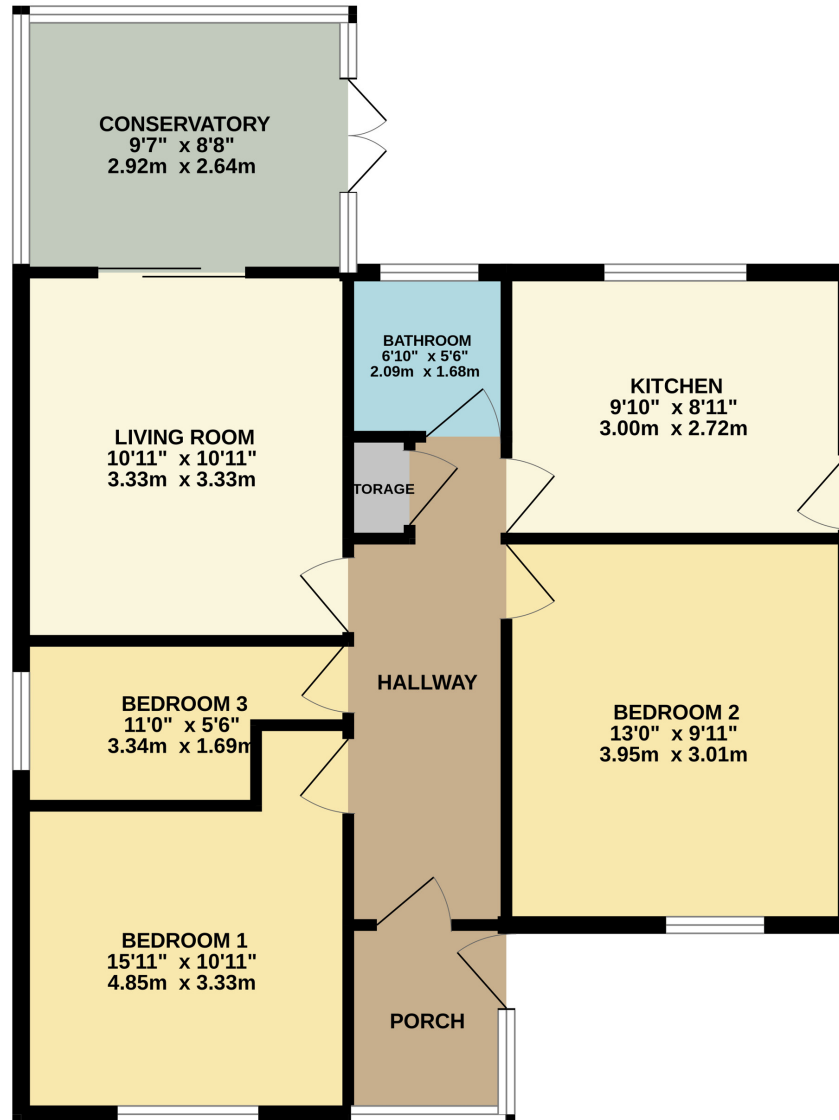
Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website.

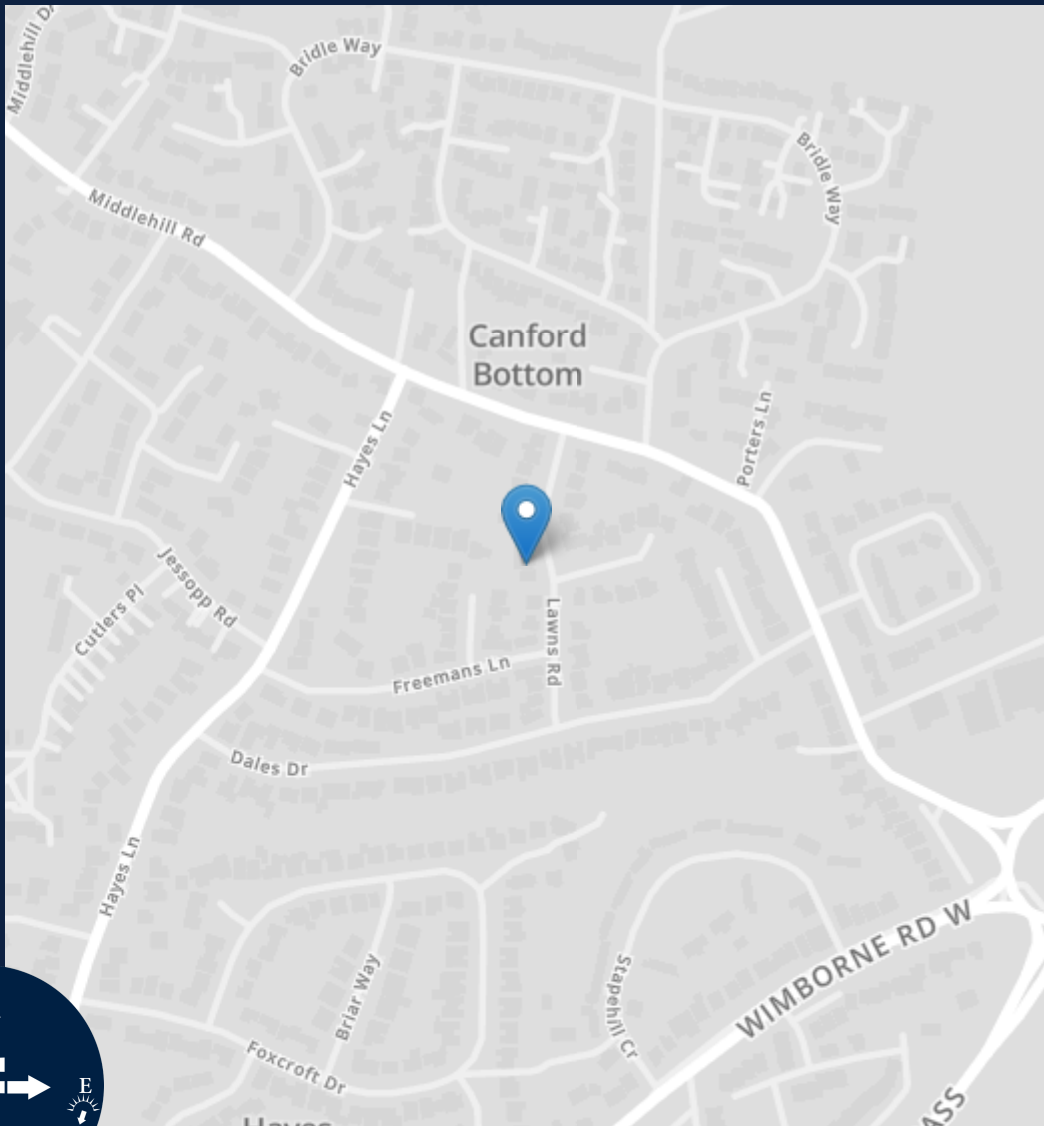
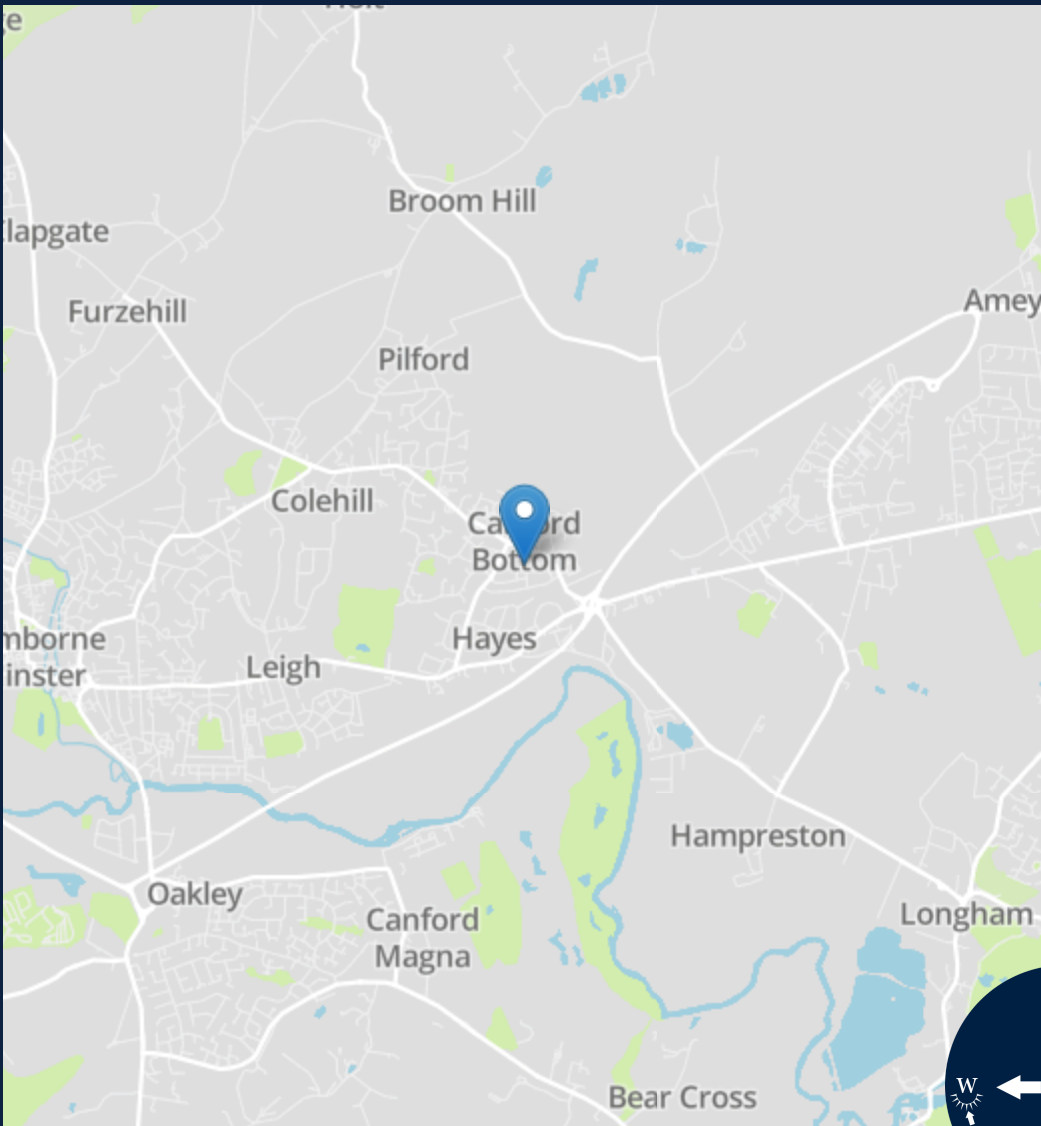
For information relating to flood risk, please refer to gov.uk





GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		84
B (81-91)		
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
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.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000