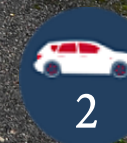


Asking Price

£440,000

Freehold

EGDON DRIVE, WIMBORNE, DORSET BH21 1TY



- ◆ **DETACHED HOME**
- ◆ **FOUR BEDROOMS**
- ◆ **NO FORWARD CHAIN**
- ◆ **DOUBLE GARAGE**

A detached, four bedroom, family home in need of complete refurbishment throughout and boasting an attached double garage, private rear garden, off road parking and no forward chain. Sole Agents.

Property Description

Egdon Drive is positioned on the southerly edge of Merley and this particular home sits towards the head of this quiet cul de sac. The accommodation offers a living room, cloakroom and kitchen on the ground floor and four double bedrooms and family bathroom to the first floor. A purpose built conservatory has been added to the rear elevation and the home requires modernisation throughout. Furthermore, the home benefits from being double glazed throughout and has gas fired heating.

Gardens and Grounds

The front garden offers a tarmacadam driveway suited to two vehicles which in turn gives access to the double garage which has an up and over style door. There is a kept lawn which is boarded by a mature hedge and there is a gated pathway to the right hand side of the property which in turn gives access to the rear garden. The rear garden is north westerly in orientation and has a lawned section, is well stocked and there is a patio area adjoins the rear elevation.

Location

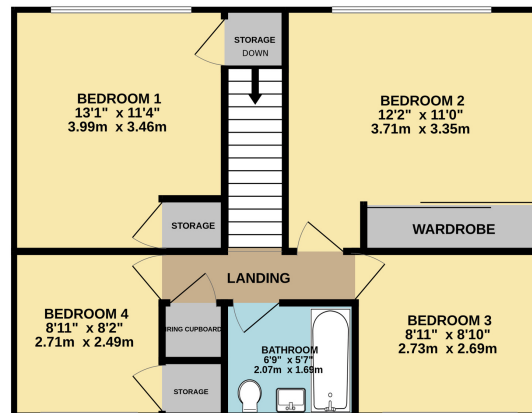
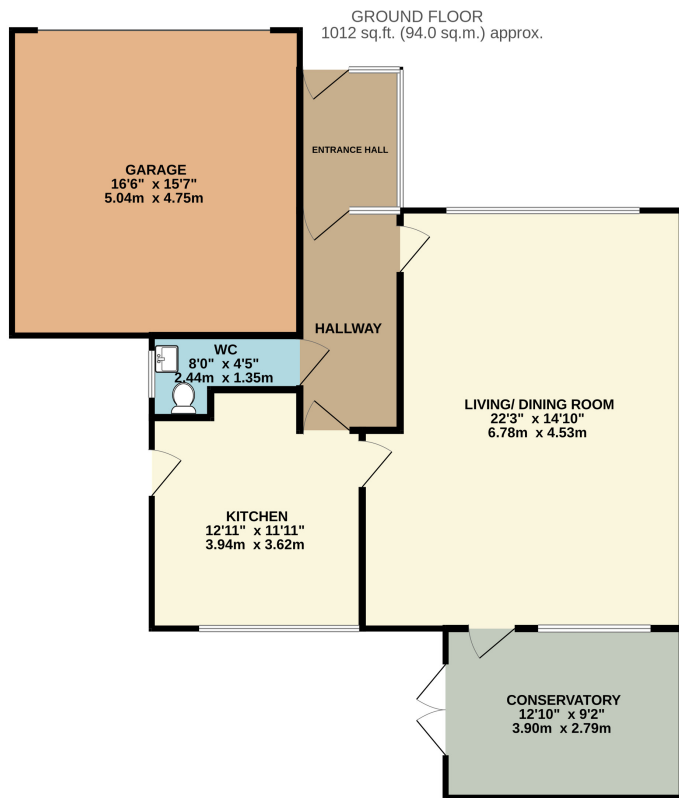
Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 and only 1.5 hours away from London. Wimborne has great public transport 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, Blue Flag beaches and coastal routes to explore.

Size: Approx 1644 sq ft (152.7sq m)
Heating: Gas fired heating (Vented)
Glazing: Double glazed
Garden: North West
Loft: Yes. No ladder installed.
Parking: Off road parking. 2 allocated spaces. Double garage
Main Services: Electric, water, gas, drains
Local Authority: BCP Council
Council Tax Band: E
Additional Information:

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

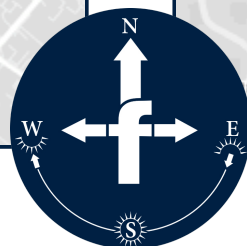
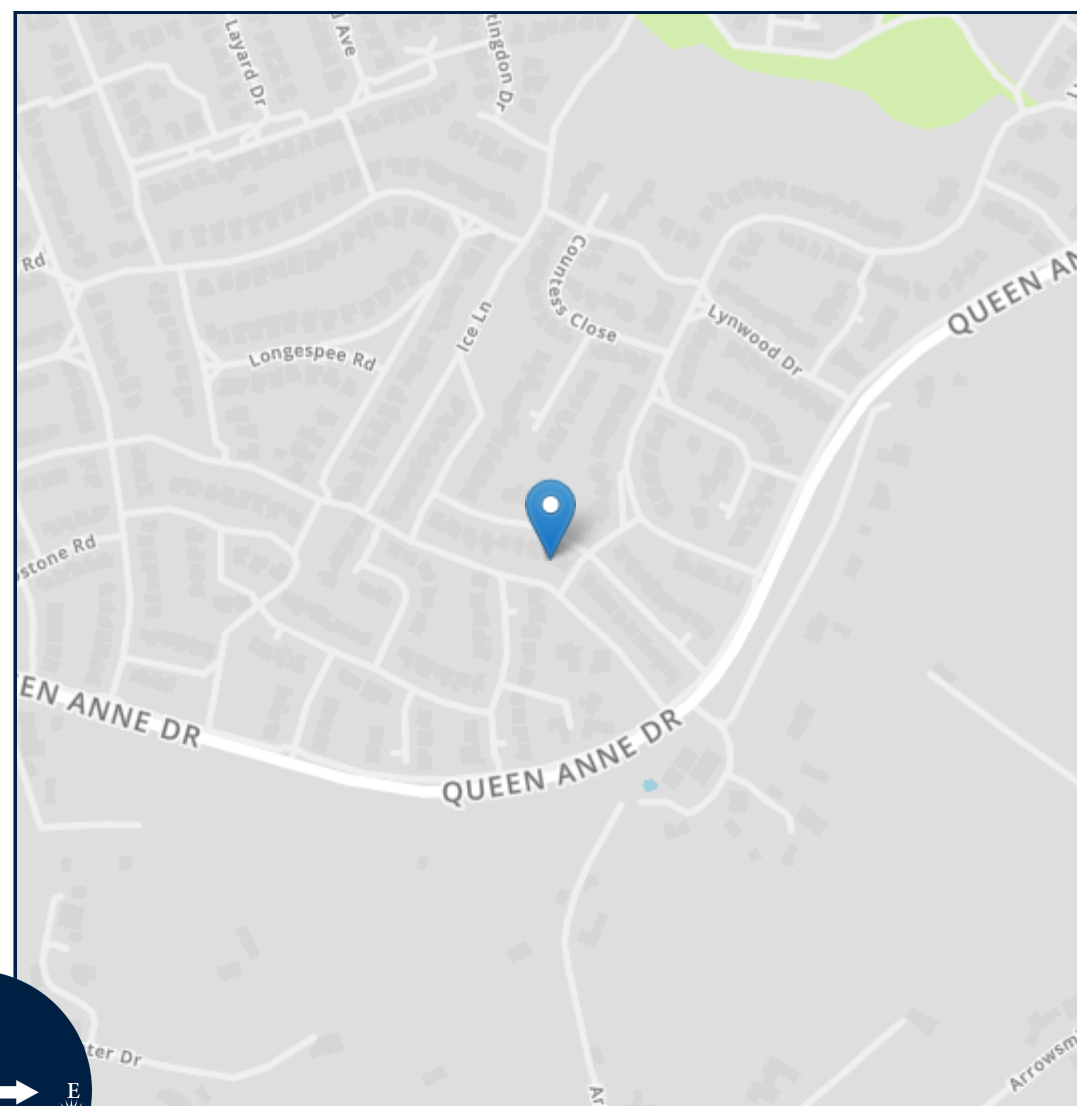
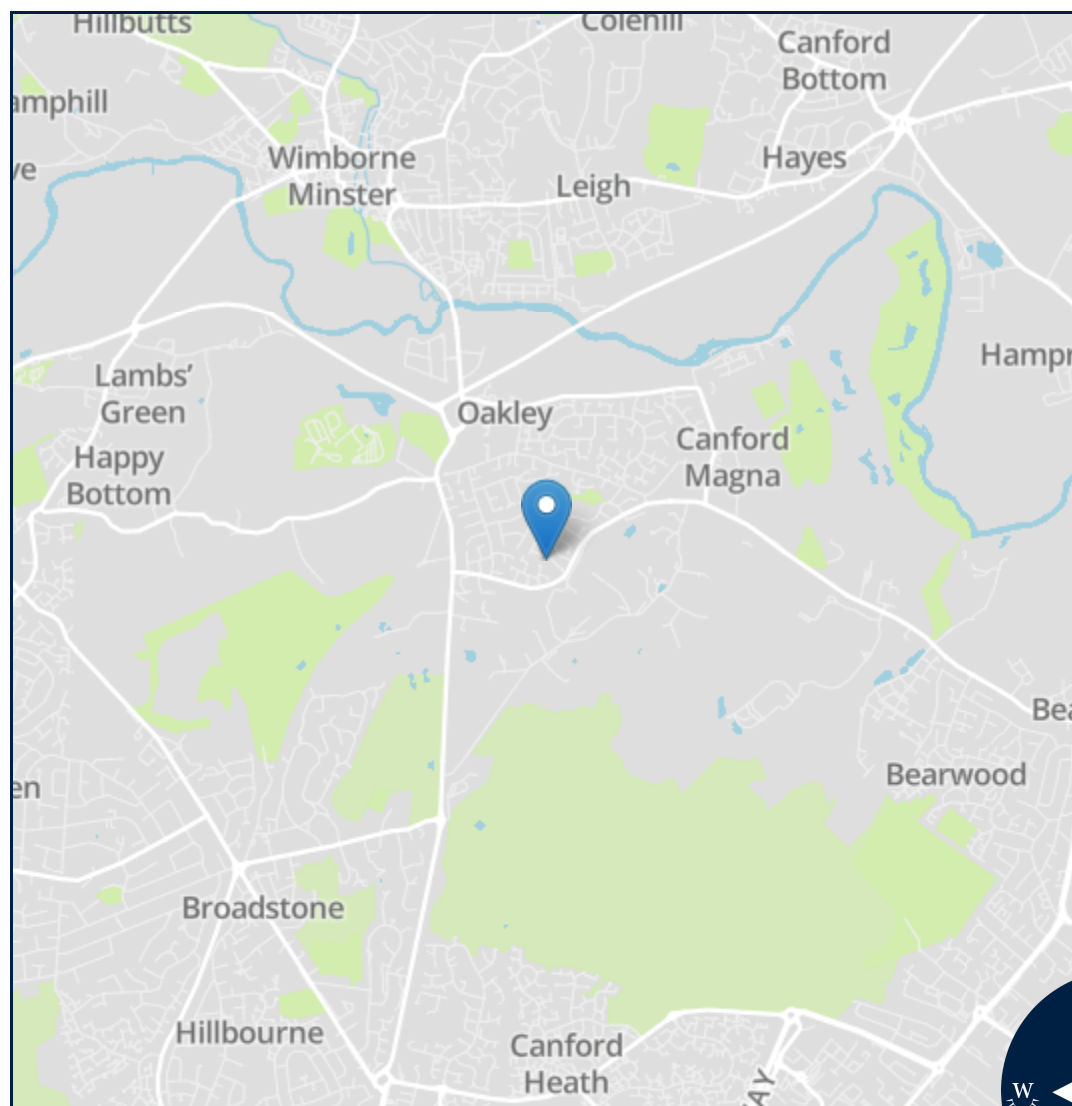
For information relating to flood risk, please refer to gov.uk





TOTAL FLOOR AREA : 1644 sq.ft. (152.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025





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
01202 880000