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**GRENVILLE ROAD**

WIMBORNE, DORSET, BH21 2BD



# GUIDE PRICE £370,000

- MID TERRACE FAMILY HOME
- THREE BEDROOMS
- OPEN PLAN LIVING WITH ADJOINING STUDY
- SEPARATE UTILITY
- FAMILY BATHROOM AND CLOAKROOM
- STYLISHLY PRESENTED THROUGHOUT
- OFF ROAD PARKING
- PRIVATE REAR GARDEN

This three bedroom, mid terrace family home is conveniently located within an easy level walk to the town centre and local well regarded schools nearby.

The property is stylishly presented throughout with the ground floor offering primarily open plan living. The modern kitchen is fitted with a range of light fronted base and wall units and includes built-in and integrated appliances as well as a peninsular breakfast bar. Tiled flooring is laid in the kitchen area and quality wood effect flooring is

laid in the family/dining area which has French doors opening to the rear garden. Off the entrance hallway there is a utility room and a cloakroom.

On the first floor there are three bedrooms - two of which benefit from built-in storage. A modern family bathroom is fitted with a classic white suite with shower above the bath.

Outside, there is off road parking to the front of the property and the rear garden, laid mainly to



lawn, enjoys a good degree of privacy with fencing to all boundaries and a useful garden shed provides additional storage.

EPC: C

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.



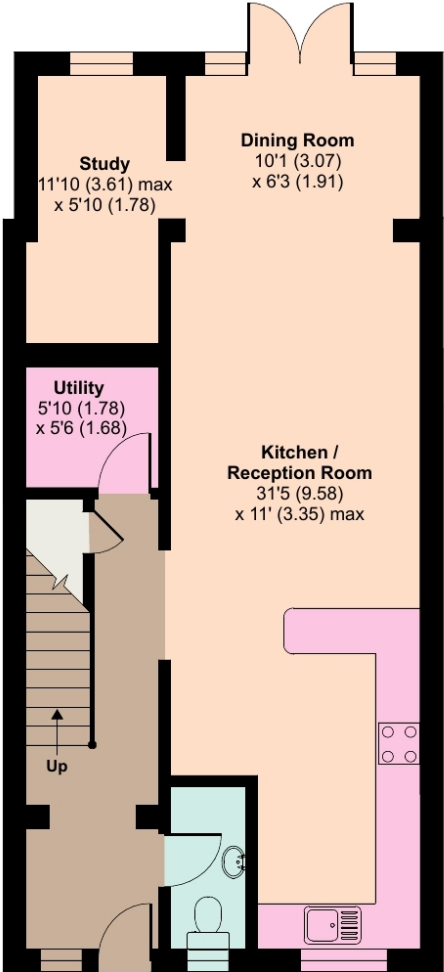
# Grenville Road, Wimborne, BH21

Approximate Area = 1112 sq ft / 103.3 sq m

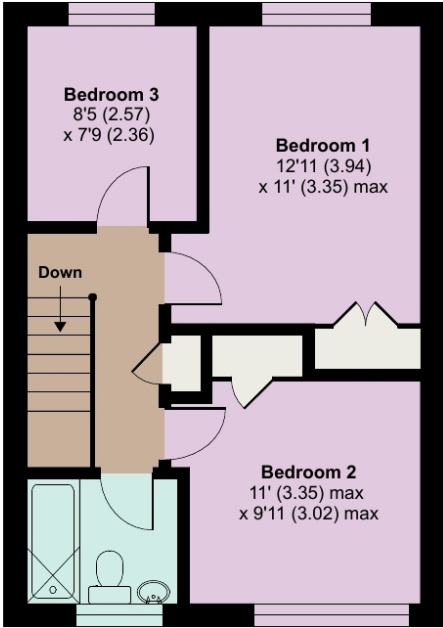
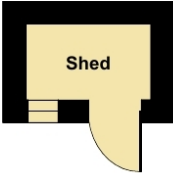
Shed = 18 sq ft / 1.7 sq m

Total = 1130 sq ft / 105 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Edwards Estates Ltd. REF: 805145



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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