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ESTATE AGENTS

TOWNSEND
WIMBORNE, BH21 4AR



GUIDE PRICE £475,000

- STURMINSTER MARSHALL
- SEMI DETACHED HOUSE
- GENEROUS PLOT
- SCOPE FOR EXTENSION STPP
- PRIVATE NO THROUGH ROAD
- 3 BEDROOMS
- KITCHEN/DINING ROOM
- WALKING DISTANCE OF SCHOOLS & TRANSPORT
- GENEROUS FRONTAGE & PARKING
- LARGE REAR GARDEN

Elgin offers opportunity to purchase a lovely three-bedroom family home, on a **GENEROUS PLOT**, with **SCOPE FOR EXTENSION STPP**. Located on a private no through road within the highly regarded village of **STURMINSTER MARSHALL**, this property is within easy walking distance of the **POPULAR LOCAL SCHOOL**, **BUS ROUTES**, a convenience store and post office.



There is a generous frontage to the property with parking for two/three vehicles and side access to the rear garden.

You are welcomed into a lovely entrance hall, with stairs to the first floor, a storage cupboard, access to the living room and kitchen/dining room.

The living room is large and light, overlooking the front of the property.

The kitchen/dining room is located at the rear of the property and has direct access to the large garden via patio doors. The kitchen itself includes a range of base and wall units and there is space for a large dining table.

Upstairs, there is a lovely large light landing, three bedrooms and a family bathroom.

The garden at Elgin is a notable feature, offering a family plenty of space to play and enjoy, as well as scope for extension STPP.

Additional Information

Energy Performance Rating: C

Council Tax Band: D

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

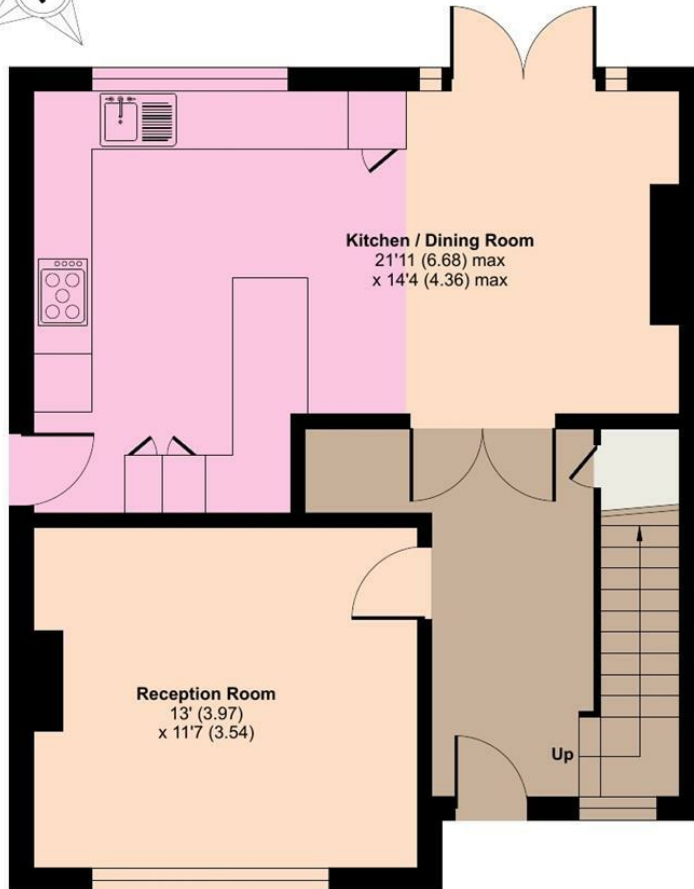
Mobile Signal: Refer to Ofcom website



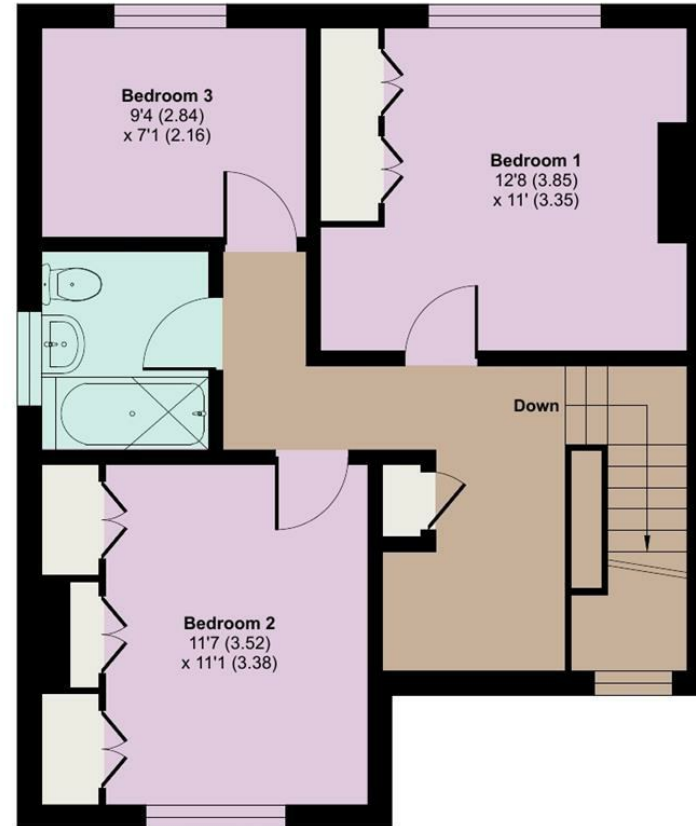
Elgin, Townsend, Sturminster Marshall, Wimborne, BH21

Approximate Area = 1084 sq ft / 100.7 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). © nldhecom 2025. Produced for Edwards Estates Ltd. REF: 1270435



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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