

EDWARDS
ESTATE AGENTS



LEIGH ROAD
WIMBORNE, BH21 2DB



OFFERS OVER £450,000

- DETACHED FAMILY HOME
- NO FORWARD CHAIN
- 3 BEDROOM
- DUAL ASPECT LIVING/DINING ROOM
- GATED ACCESS
- AMPLE OFF ROAD PARKING
- DOUBLE GARAGE
- WORKSHOP
- LARGE PRIVATE REAR GARDEN
- LEVEL WALK TO TOWN

This THREE BEDROOM DETACHED FAMILY HOME is a LEVEL WALK to the TOWN CENTRE and is offered with NO FORWARD CHAIN. Built in 1920's the property also offers a WELL PROPORTIONED LIVING/DINING ROOM and KITCHEN and a FAMILY BATHROOM. With GATED ACCESS to AMPLE OFF ROAD PARKING, there is also a CAR PORT, DOUBLE GARAGE and WORKSHOP, as well as A LARGE GARDEN.



This 1920's detached family home offers well proportioned accommodation including – on the ground floor – a welcoming entrance hallway has stairs rising to the first floor and separate doors giving access to the kitchen at the rear and to the side, the dual aspect living/dining room with a feature bay window overlooks the front of the property. Sliding doors to the rear open to an extensive patio – perfect for outdoor dining or relaxation.

On the first floor there are two good size double bedrooms and a more compact bedroom, all of which are served by a modern bathroom.

Outside, the gated frontage provides ample off road parking for a number of vehicles and access to a car port to the side of the property as well as a double garage and workshop. The rear garden is of a generous size, laid mainly to lawn with planted borders and a vegetable garden.

Additional Information

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

Services Crossing the Property or Neighbouring Property: Access to telegraph pole at the bottom of the garden

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

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway, gated parking, double garage & carport

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



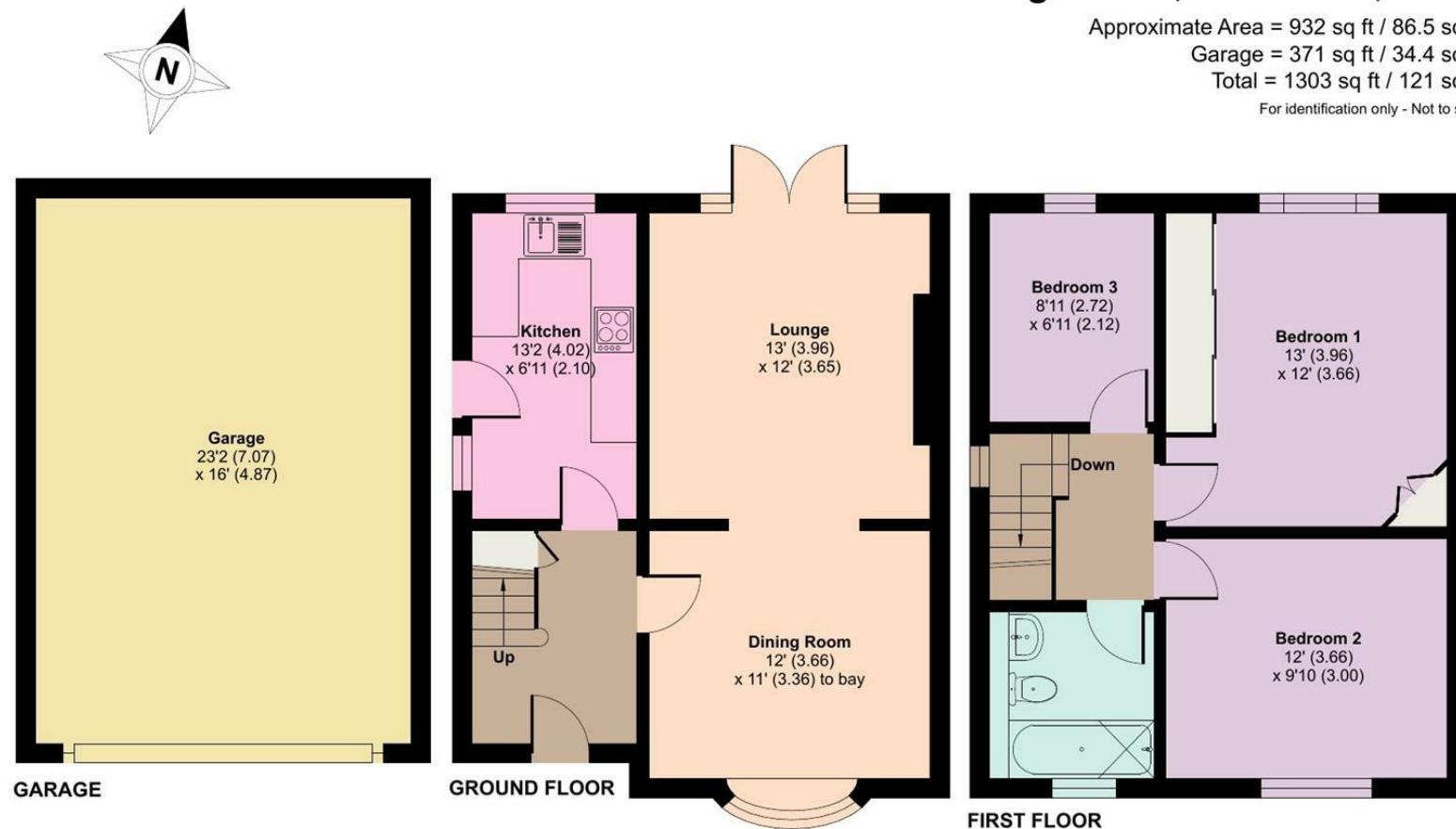
Leigh Road, Wimborne, BH21

Approximate Area = 932 sq ft / 86.5 sq m

Garage = 371 sq ft / 34.4 sq m

Total = 1303 sq ft / 121 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
Produced for Edwards Estates Ltd. REF: 1299435



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.

EDWARDS
ESTATE AGENTS



Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardestates.com
01202 855595