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ESTATE AGENTS

WIMBORNE ROAD

WIMBORNE, BH21 2RP







# GUIDE PRICE £455,000

Wimborne Road is a desirable area of Colehill, this delightful VICTORIAN SEMI-DETACHED HOME offers a perfect blend of CHARACTER and modern convenience. With THREE SPACIOUS BEDROOMS and THREE WELL-APPOINTED BATHROOMS, this property is ideal for families.

Upon entering, you are welcomed into a charming sitting room featuring a lovely bay window that fills the space with natural light. The ground floor also boasts a snug area, a utility room, and a convenient cloakroom, ensuring practicality for everyday living. The heart of the home is undoubtedly the open-plan kitchen and dining room, which flows seamlessly into a delightful garden room, perfect for entertaining or enjoying quiet family meals.

The first floor comprises three generously sized double bedrooms, all of which benefit from en-suite facilities. Each room is designed to maximise space and comfort.

Externally, the property features off-road parking for one vehicle, providing ease and convenience. A side gate leads you to a beautifully established and neatly landscaped rear garden, offering a tranquil outdoor space for relaxation or play.

With owned solar panels enhancing energy efficiency, this home not only provides a warm and inviting atmosphere but also contributes to sustainable living. Located within easy reach of the town, this property is a rare find that combines the charm of a Victorian home with the benefits of modern amenities.

## Additional Information

Agents Note: The property was underpinned by the previous owners (approx. early 2000s) and there is a Certificate of Structural Adequacy for the works carried out. Repointing on whole of exterior is currently being done and should be finished early/mid-June. There is no supporting paperwork for the garden room as the vendor did this themselves

Energy Performance Rating: C

Council Tax Band: E

Tenure: Freehold

Flood Risk: Very 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: Off street parking & street parking permit not required

Utilities: Mains electricity, mains gas, mains water

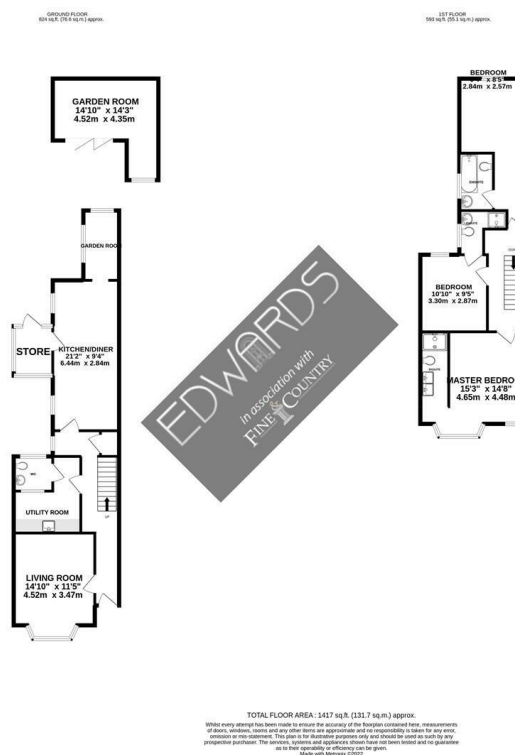
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



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