



Symonds
& Sampson

Julians Road
Wimborne, Dorset

32

Julians Road
Wimborne
BH21 1EQ



- A lovely characterful three/four bedroom semi-detached home
 - Off road parking for several cars
 - Large gardens to the front and rear
- Level walking distance of Wimborne Town Centre
- Gas fired central heating and mostly double glazed
 - Wonderful potential
- Offered with no forward chain and vacant possession

Guide Price £350,000

Freehold

Blandford Lettings
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THE PROPERTY

An extended three/four bedroom character home with a large garden and ample parking, situated only a stones throw from Wimborne's vibrant square. The property is offered with no forward chain and vacant possession and has wonderful potential to improve or extend (STPP).

ACCOMMODATION

Entrance hall, sitting room, kitchen/family room extension, ground floor bedroom with en-suite bathroom, stairs rising to the first floor landing, three bedrooms, gas central heating, majority double glazed, large front and rear gardens, ample parking for numerous cars.

OUTSIDE

The front of the home is well bound and is hidden from the road. The majority of the front garden is laid to shingle with a pathway and some shrub borders. The rear is mainly laid to lawn with a central path. New rear panelled fencing and ample parking for numerous cars, there is an area for a greenhouse and a summer house.

SITUATION

Wimborne town centre and its vibrant square is only a short level walk from this lovely home. Wimborne hosts an array of amenities, eateries, the Tivoli theatre and has access to larger towns and cities via a series of excellent road links.

DIRECTIONS

What three words ///marine.spending.fell

SERVICES

All mains services
EPC rating - D
Council Tax Band - C

MATERIAL INFORMATION

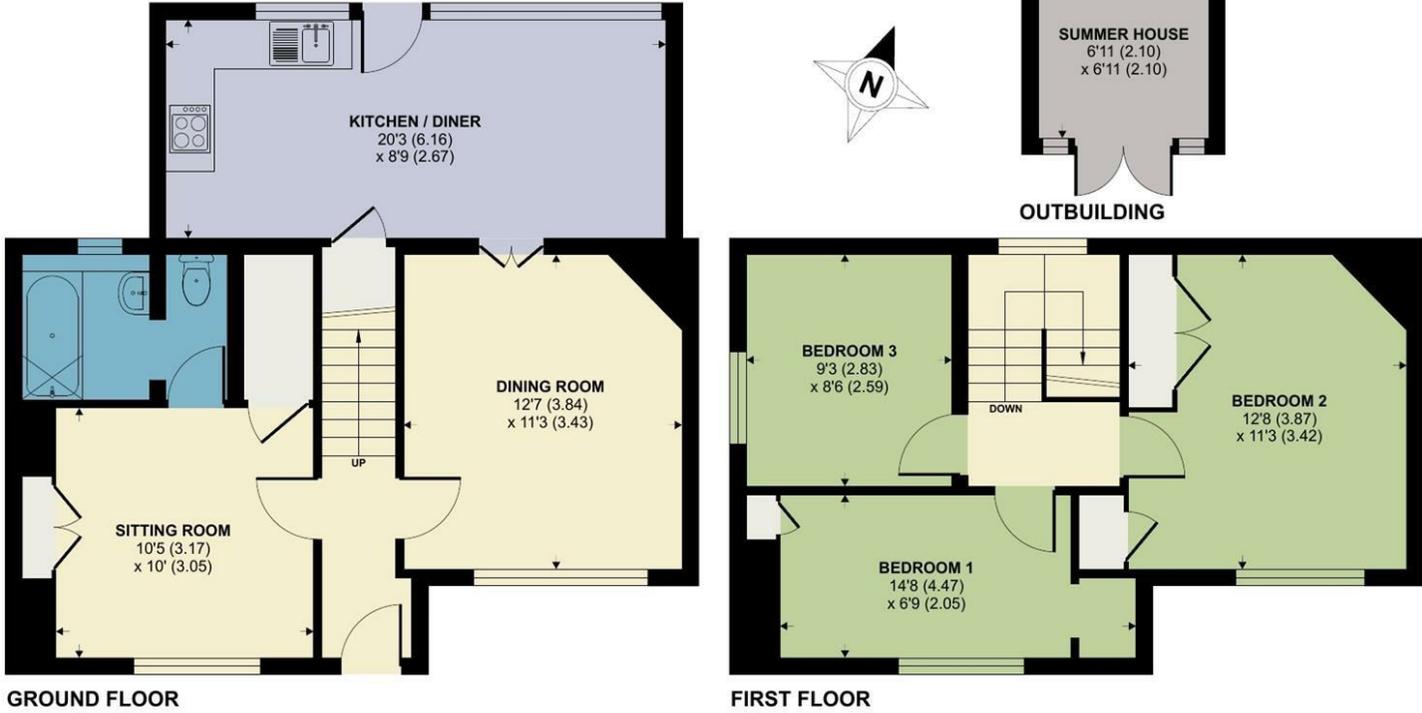
Offered with no chain
Ultrafast broadband available
Full mobile coverage available, depending on provider



Energy Efficiency Rating	
Current	Potential
<small>Top energy efficient - lower running costs</small>	
A	74
B	
C	
D	55
E	
F	
G	
<small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Julians Road, Wimborne

Approximate Area = 988 sq ft / 91.7 sq m
 Outbuilding = 47 sq ft / 4.3 sq m
 Total = 1035 sq ft / 96 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1269032



WIM/NW/APR25



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