

## 9 Crescent Road, Wimborne, BH21 1BJ

£1,800 Per Month Deposit £2,076

- Sought-after Wimborne residential location
- Well-lit kitchen with wood countertops
- Walking routes along River Stour
- EPC: D
- Three-bedroom semi-detached family home
- Private garden for outdoor enjoyment
- Close to shops, cafés and amenities
- Bright living room with fireplace
- Off-street parking included
- Good public transport and road links

# 9 Crescent Road, Wimborne BH21 1BJ

A well-presented three-bedroom semi-detached house to let in a popular Wimborne residential area, offering reception room, a light kitchen, garden and parking, close to local amenities, riverside walks and transport links to Poole, Bournemouth and surrounding areas.

 3  1  2  C Council Tax Band: C



## Property Details

### Discription

This three-bedroom semi-detached house is available **\*\*to let\*\*** in a sought-after residential area of Wimborne. The property offers two reception rooms, providing flexible living and dining space, with one reception room featuring large windows and a fireplace, creating a comfortable focal point for the home.

The kitchen benefits from wood countertops and good natural light, offering a practical and inviting space for everyday cooking and family use. Sleeping accommodation comprises a double master bedroom, a further double bedroom and a single bedroom, suitable for families or those requiring a home office or guest room. There is one bathroom serving the household. The property also includes a garden and parking, adding to its day-to-day convenience. The EPC rating is D and the council tax band is C.

Located in Wimborne, the house is well placed for local amenities, including shops, cafés and services around the town centre. The area offers a range of walking routes along the River Stour and nearby green spaces, providing

opportunities for leisure and recreation.

Public transport links are available via local bus services connecting Wimborne with Poole, Bournemouth and surrounding areas, supporting commuting and access to wider facilities. Road links are also convenient for travel by car to neighbouring towns and coastal locations.

This property is well suited to families seeking a well-presented three-bedroom semi-detached house to let in a popular Wimborne location, with access to local amenities, walking routes and established transport connections.

Deposit: £2076.00

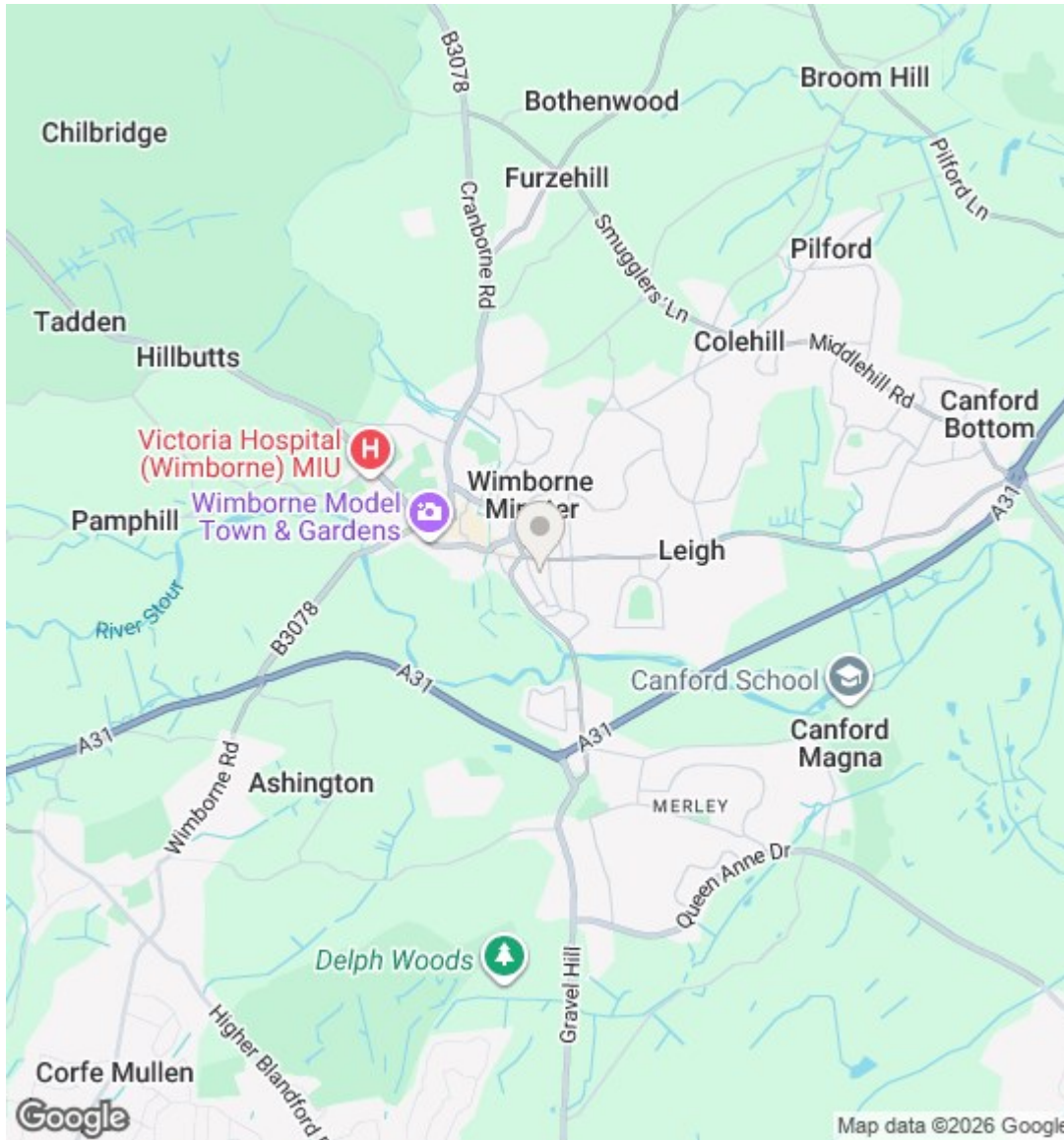
EPC: D

Council Tax: C

"The photos used in this marketing material are to be used for indicative purposes only as they may not be a recent representation of the property décor, appearance, contents or condition. A physical viewing of the property must be carried out prior to application."



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	
		EU Directive 2002/91/EC	

## Viewings

Viewings by arrangement only.  
Call 01202 88 90 88 to make an appointment.