Nicholas Humphreys

Leigh Road, Wimborne, BH21 2AE

Asking Price £350,000

- CHARACTER FEATURES THROUGHOUT
- SCOPE FOR MODERNISATION
- SOUTH FACING GARDEN
- SHORT WALK INTO WIMBORNE TOWN
- THREE DOUBLE BEDROOMS
- NO FORWARD CHAIN
- DOWNSTAIRS WC AND UTILITY
- TWO RECEPTION ROOMS
- OFF ROAD PARKING

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106 Leigh Road, Wimborne BH21 2AE

A charming three double bedroom semi-detached character property boasting a SOUTH FACING GARDEN and OFF ROAD PARKING, perfectly situated within walking distance of Wimborne Town Centre. Offered with excellent potential to update and personalise, this home is an ideal opportunity for buyers looking to put their own stamp on a characterful property in a highly sought-after location. Early viewing is highly advised.

3 2 2 D Council Tax Band: D

Property Details

Area
Wimborne Minster is a market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the town has plenty to keep a family happy. The beautiful Minster church is at the centre of the town and is surrounded by a blend of charming independent boutiques and high street stores. Interspersed by coffee shops, restaurants and a varied selection of pubs there really is something for everyone.

Description
Offering a fantastic opportunity for buyers looking to create a home of their own, this three-bedroom semi-detached property boasts character features throughout, well-proportioned accommodation and plenty of scope for improvement. Ideally positioned within walking distance of Wimborne town centre, the property combines a convenient location with the opportunity to add your own style and value.

Upon entering, you are welcomed by a hallway with stairs leading to the first floor. The ground floor offers a generously sized lounge, providing a comfortable living space, alongside a separate dining room which flows through towards the kitchen. To the rear, a useful utility area and downstairs WC add further practicality to the layout.

The kitchen provides access to the south-facing rear garden, offering an excellent space to enjoy the sunshine and the potential to create an attractive outdoor entertaining area. The property also benefits from off-road parking to the rear, a valuable addition for a home so conveniently located to the town centre.

Upstairs, the first floor comprises three well-proportioned double bedrooms, providing flexible accommodation for families, couples or those requiring additional space for a home office. A modern family bathroom completes the first-floor accommodation.

While the property would benefit from updating and improvement throughout, this presents an exciting opportunity for the next owners to put their own stamp on the home, enhance its existing character and create a property tailored to their own tastes and requirements.

Whether you are a first-time buyer looking to take your first step onto the property ladder, a family searching for a home with potential, or a buyer seeking their next renovation project, this property offers a fantastic opportunity to make something truly special.

Conveniently situated just a short walk from Wimborne town centre, with its range of independent shops, cafés, restaurants and everyday amenities, this is a property that combines a desirable location with exciting potential.

Early viewing is highly recommended to appreciate the space, character and possibilities this home has to offer.

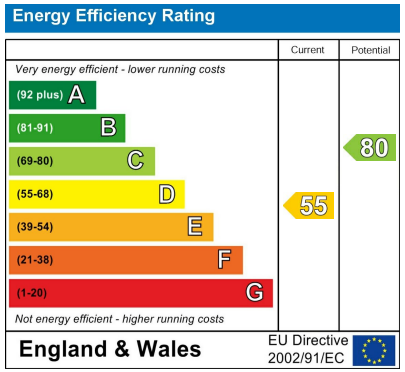
Agent Notes
Parking: Off Road Parking
Council Tax: D
EPC: D
Extra: Photos Have Been Edited Using AI

Ground Floor
Floor area 48.1 sq.m. (518 sq.ft.)

First Floor
Floor area 48.3 sq.m. (520 sq.ft.)

Total floor area: 96.4 sq.m. (1,038 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any **total floor area**), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Viewings

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

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