Nicholas Humphreys







8 Julians Road, Wimborne, BH21 1EG

Asking Price £375,000

- Wimborne TOWN CENTRE Location
- Character Fireplaces
- Rear GARDEN
- Viewing is ESSENTIAL!
- DETEACHED Victorian House
- THREE Bedrooms
- Utility Room
- Bedroom W/ ENSUITE
- TWO Bathrooms
- School CATCHMENTS

2 Park Lane, Wimborne, Dorset, BH21 1LD
01202 88 90 88

wimbornesales@nicholashumphreys.co
http://www.nicholashumphreys.com

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DETACHED CHARACTER HOME in the HEART OF WIMBORNE, just a short walk from the town centre. Offering THREE BEDROOMS, TWO BATHROOMS including EN-SUITE, charming reception rooms with FIREPLACES and a mature COURTYARD-STYLE GARDEN. A rare opportunity in a HIGHLY DESIRABLE CENTRAL LOCATION.

3 2 2 E Council Tax Band: C





Property Details

Area
Wimborne Minster is a charming historic market town, known for its beautiful Minster, strong sense of community and vibrant town centre. With independent shops, cafés, regular markets and popular local events, the town offers a welcoming atmosphere and plenty to enjoy. Surrounded by attractive countryside and riverside walks, while still being well connected to nearby towns, Wimborne is also popular with families thanks to its access to well-regarded local school catchments, making it a highly desirable place to live and visit.

Description
A charming and characterful detached home, ideally positioned in a highly desirable central Wimborne location, just a short walk from the town centre and its excellent range of shops, cafés, restaurants and amenities.

The property is entered via a welcoming hallway, with the lounge situated to the left, featuring a open fireplace and a warm, homely feel. Returning to the hallway, you are led into the dining room, another characterful reception space with a fireplace, which opens through into the kitchen to create a practical and sociable layout.

To the rear, a period-style lean-to/rear porch provides access to the mature courtyard-style garden. This attractive outside space offers a private, low-maintenance setting, ideal for relaxing or entertaining.

Upstairs, there are three bedrooms, including a third bedroom with ensuite shower room and loft access. The second bedroom is a double room with a fireplace feature, while the principal bedroom is accessed via a useful upstairs utility room. The family bathroom is also accessed from this area, completing the first-floor accommodation.

Packed with character throughout, this detached three-bedroom home offers two bathrooms, charming reception space and a delightful courtyard-style garden, all within a very short walk of Wimborne town centre. Viewing is highly recommended.

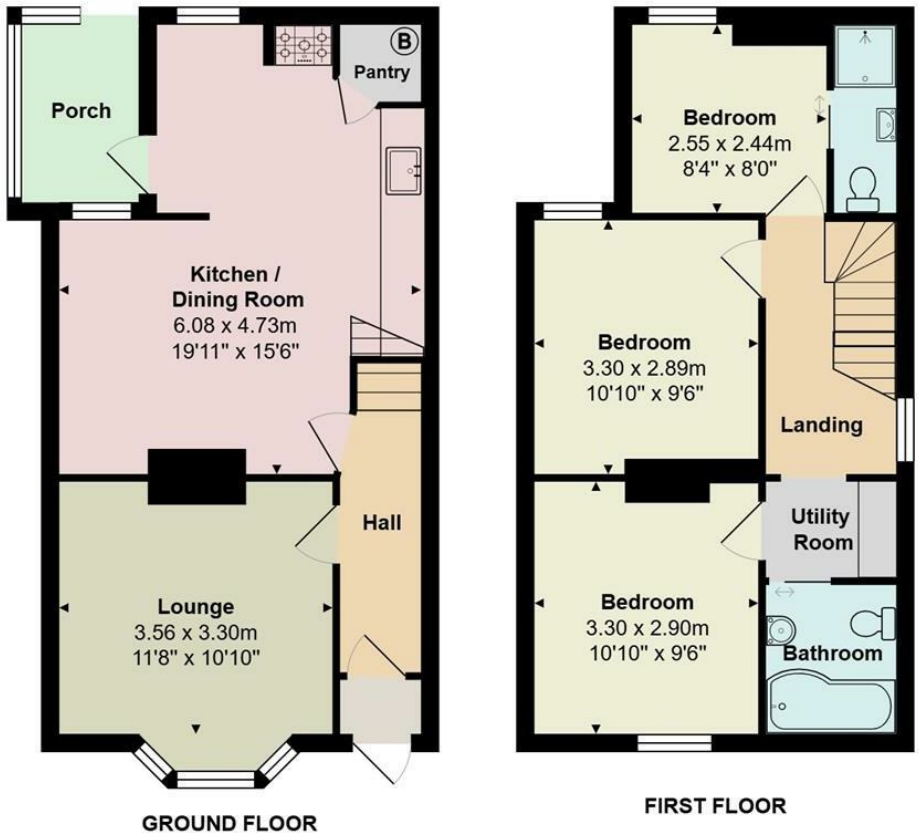
A viewing is highly recommended to fully appreciate the charm, character and convenience this lovely home has to offer.

Agent Notes
Parking: Speak to agent
Tenure: Freehold
Council Tax: C
EPC: E





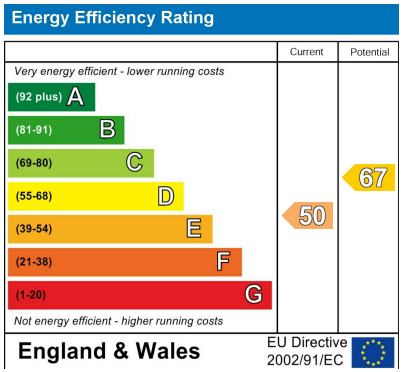
Area Map



Total Area: 86.5 m² ... 931 ft²

All measurements are approximate and for display purposes only





Viewings

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

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