



129 Wimborne Road, Poole, BH15 2BG

Asking Price £650,000

- Substantial Character Home
- Three Reception Rooms
- Beautiful Garden
- Gas Central Heating
- Wonderful Family Home
- Approx 2,000 sq Ft
- Unique Town Centre Location
- Double Garage & Driveway
- High Ceilings
- Walking Distance to Poole & Quay

# 129 Wimborne Road, Poole BH15 2BG

This fantastic property really must be seen! We are delighted to offer for sale this substantial & imposing character family home, situated just outside Pole Town Centre. Double garage & driveway.



Council Tax Band: D



### Wimborne Road,

A charming Edwardian detached home, owned by the same family for over 30 years, offering spacious and versatile accommodation whilst retaining a wealth of original character features, including high ceilings, decorative coving, picture rails and a tiled entrance hall.

The ground floor comprises three generous reception rooms, providing flexible living and entertaining space, together with a bright kitchen/breakfast room overlooking the rear garden, a separate utility room and a ground floor shower room. Upstairs, there are four well proportioned double bedrooms and a family bathroom. There is huge potential to do a loft conversion (subject to planning) to further increase the accommodation.

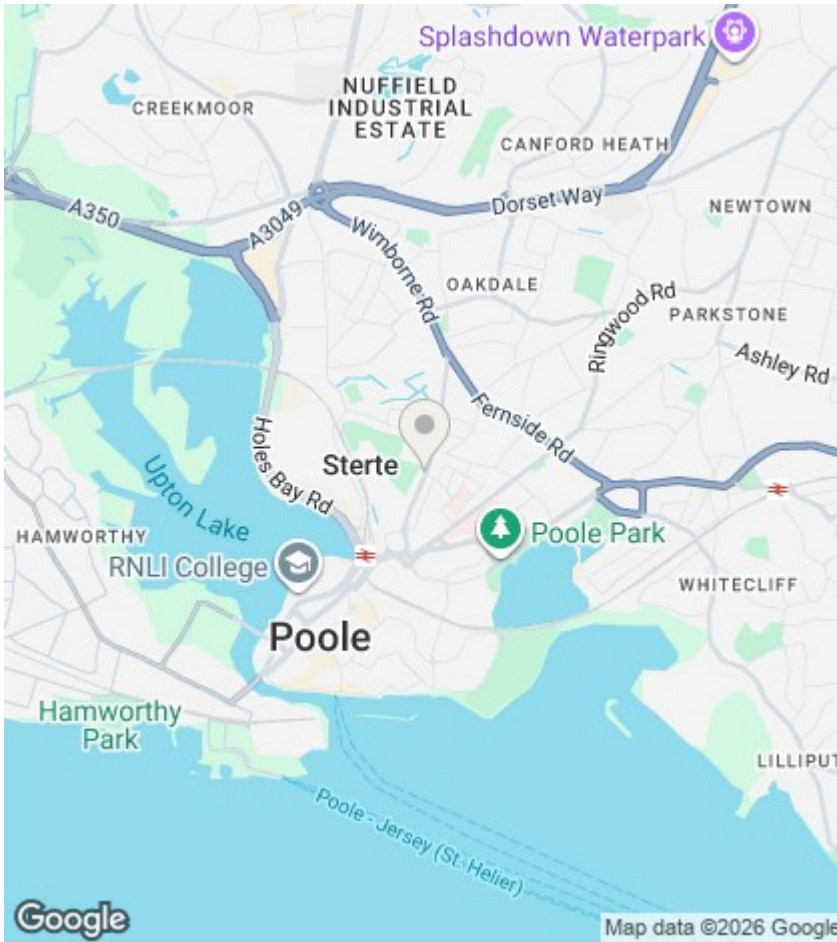
Outside, the property enjoys manageable and beautifully kept front & rear gardens with patio and lawn, mature planting, and access to a detached double garage with power, lighting and an electric roller door, complemented by additional off road parking.

Ideally positioned within walking distance of Poole town centre, Poole Quay, the train station and Poole Park, the property also benefits from excellent access to local beaches, marinas and transport links, making it an ideal family home in a highly convenient location.

This property really must be viewed to appreciate the potential and everything it has to offer. To arrange, or for more information, please contact our Upton office.







### Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

### Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 2058 sq. ft / 191.18 sq. m (Excluding Garage)

Produced by Elements Property