





house & son

Wimborne Road

Bournemouth, BH10 7AF

Guide Price £250,000 - £270,000

- Cash Buyers Only - In Need of Complete Refurbishment
- Three Bedroom Detached House
- Feature Entrance Hall
- Two Reception Rooms
- Long Driveway to Garage Space (stpp)
- Potential to Extend (subject to necessary consents)
- Large Southerly Aspect Rear Garden
- Close to River Side Walk, Good Schooling for All Ages and Local Shopping





HOUSE & SON

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A detached three-bedroom house situated in a popular residential location along Wimborne Road, offering approximately 97 square metres of accommodation and occupying a good-sized plot, 0.12 acres, with a southerly facing rear garden.

The property is within easy reach of local shops and facilities, with Wimborne town centre and its range of amenities nearby, while scenic riverside walks can be found just a short distance away. The area is well served by transport links, providing convenient access to Bournemouth, Poole and the surrounding Dorset countryside.

Offering well-proportioned accommodation throughout, the property features two separate reception rooms, both benefiting from bay windows, along with two generous bay-fronted bedrooms. While the house would benefit from modernisation, it provides an excellent opportunity for buyers looking to create a comfortable family home in a desirable location.

ENTRANCE HALL
16' 0" x 6' 9" (4.88m x 2.06m)

GROUND FLOOR WC

LOUNGE
14' 7 into bay" x 12' 8" (4.44m x 3.86m)

DINING ROOM
13' 7 into bay" x 11' 7" (4.14m x 3.53m)

KITCHEN
10' 4" x 7' 9" (3.15m x 2.36m)

BEDROOM ONE
15' 3 into bay" x 12' 8" (4.65m x 3.86m)

BEDROOM TWO
13' 7 into bay" x 11' 7" (4.14m x 3.53m)

BEDROOM THREE
10' 5" x 7' 9" (3.18m x 2.36m)

BATHROOM
6' 6" x 6' 6" (1.98m x 1.98m)

FRONT GARDEN
A lawned and deep garden. Potential for additional parking, if required.

DRIVEWAY
Wide driveway to the side leading to potential garage space (stpp).

DISCLAIMER
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

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AGENT'S NOTE
The guide price can be exceeded. The seller reserves the right to sell prior to the auction. The seller's decision is final.









Total area: approx. 96.7 sq. metres (1040.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council



Find an energy certificate (/) English | Cymraeg

Energy performance certificate (EPC)

1214 Wimborne Road BOURNEMOUTH BH10 7AF	Energy rating G	Valid until:	1 July 2036
		Certificate number:	4036-5123-7600-0122-4206

Property type	Detached house
Total floor area	97 square metres

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements