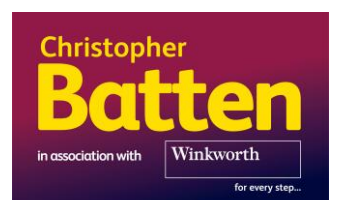




190 LEIGH ROAD, WIMBORNE, DORSET, BH21 2DB
£450,000 FREEHOLD

A three bedroom Victorian semi-detached house on Leigh Road, Wimborne, retaining considerable period character including cast iron fireplaces, encaustic hallway tiles and sash windows. Set back from the road with off-road parking to the front and a generous private garden to the rear, with a timber-clad outbuilding at the foot of the plot.

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DESCRIPTION: Leigh Road is a well-proportioned Victorian semi within walking distance of Wimborne Minster and the town's amenities, on one of its principal approach roads.

THE PROPERTY : An original tiled entrance hall leads to a sitting room with bay window, plantation shutters, wood burning stove and alcove shelving. An arched opening connects to the dining room, which has hardwood flooring, a second period fireplace and built-in cabinetry. The galley kitchen is fitted with navy shaker units, solid oak worktops, a butler's sink, range cooker and rear door to the garden.

Upstairs, the principal bedroom is a generous double to the front with two sash windows, a cast iron fireplace and built-in wardrobes. The second double also has a cast iron fireplace and built-in storage. The third bedroom, currently a home office, has an angled ceiling line and plantation shutters. A family bathroom serves the floor.

THE OUTSIDE: A gravelled driveway provides off-road parking to the front. The rear garden features a sandstone paved terrace, a lawn with planted borders, and a substantial timber-clad outbuilding. A separate kitchen garden with raised sleeper beds runs to one side.

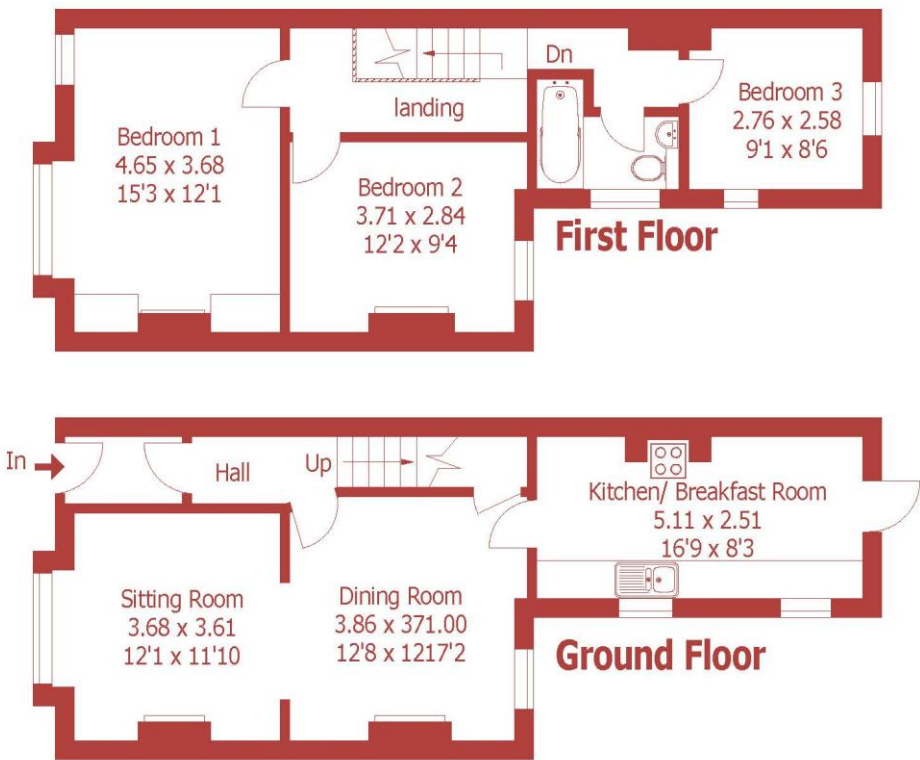




THE LOCATION: Leigh Road is one of Wimborne's main arterial routes, running south from the town centre and placing this property within a short walk of the Minster and the full range of the town's amenities. Wimborne Minster is a well-regarded market town in East Dorset, known for its Norman Minster church, twice-weekly street market, independent retailers, cafes and restaurants. The town is well served at primary and secondary level, with Queen Elizabeth's School — a selective grammar — among the options available. Road links are good: the A31 is accessible nearby and provides onward connections to Ringwood and the wider road network. Poole and Bournemouth are both within approximately eight to ten miles, with Ferndown and Merley within very easy reach.

190 Leigh Road, Wimborne

Approximate Gross Internal Area :- 101 sq m / 1087 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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