



4 BROOKSIDE ROAD, WIMBORNE, DORSET, BH21 2BL
£435,000 FREEHOLD

AN OLDER STYLE 3 BEDROOM SEMI-DETACHED HOUSE REQUIRING REFURBISHMENT AND OFFERING GREAT SCOPE FOR IMPROVEMENT, WITH OFF ROAD PARKING, A GARAGE AND A LARGE, SOUTH FACING REAR GARDEN.

SUMMARY:

Built in 1948, the property now requires renovation and offers potential, subject to planning consent, for extension. It is set back from Leigh Road, looking onto Leigh Common, and within level walking distance of Wimborne town centre.

There is gas central heating and mostly UPVC double glazing.

AT A GLANCE

- Great potential for improvement
- 3 bedrooms
- 2 reception rooms with open fires
- Driveway & garage
- Large south facing rear garden



DESCRIPTION:

An enclosed entrance porch leads to a reception hall with woodblock flooring, and there is a cloakroom with WC and wash basin.

There is a sitting room with woodblock flooring, an open fireplace and a picture rail. The dining room/study has an open fireplace (with back boiler), an under stairs cupboard, and French doors to a rear lean-to conservatory (with door to the garden).

The kitchen requires modernisation, but has a wall mounted Ideal gas central heating boiler (fitted in 2019). A door leads to a lean-to garden store room with access to the garden, and a further door gives access to a garage with timber swing doors, and space and plumbing for washing machine.

From the hall, stairs lead to a split landing. The principal bedroom is to the front. Bedroom 2 has a fitted cupboard, and bedroom 3 looks onto the rear garden. There is a bathroom with bath (with shower and screen over) and wash basin, and a separate WC (the WC is not currently connected).



A gravel driveway provides off road parking and leads to the lean-to garage at the side, and there is a small lawn to the front of the house. The large, south facing rear garden is nicely enclosed and has recently been cleared but requires attention. It has established shrubs and a large brick building.

LOCATION:

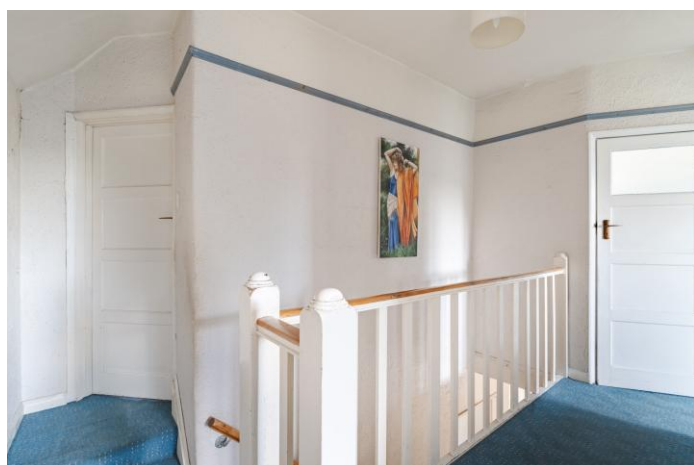
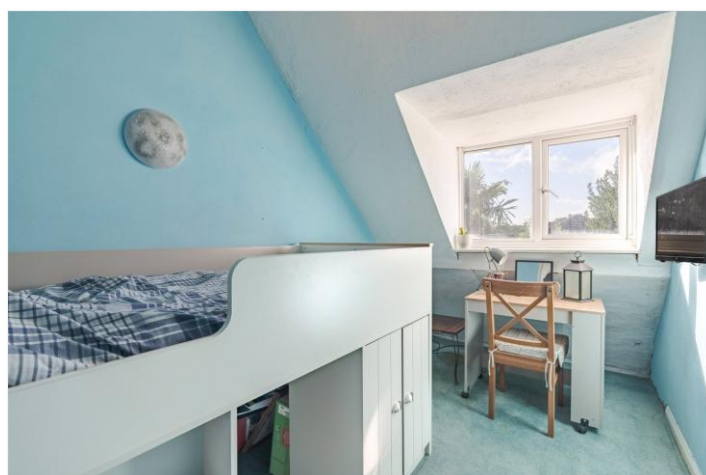
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

Band D

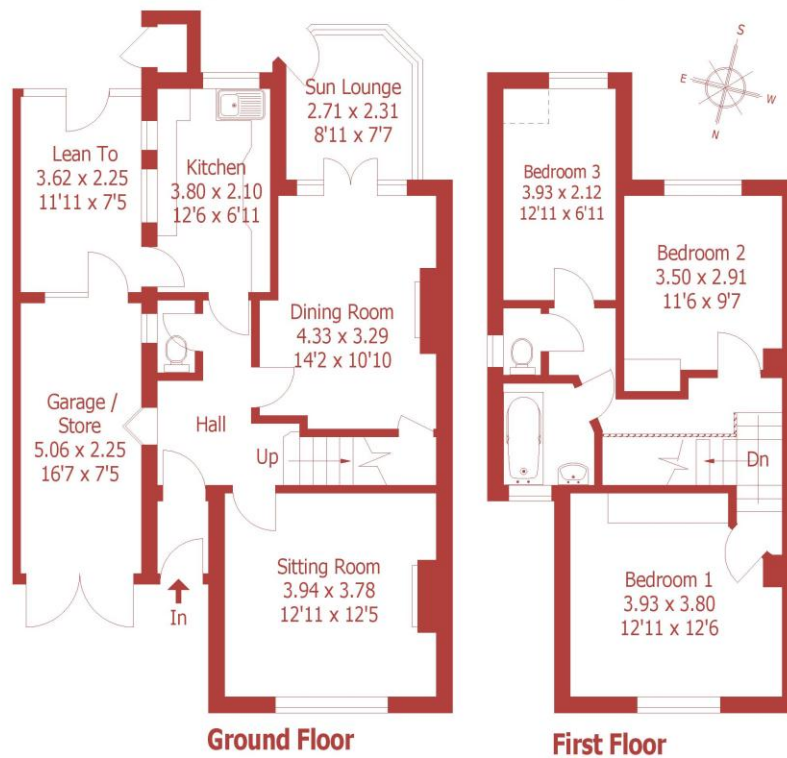
DIRECTIONS:

From Wimborne town centre, proceed east along Leigh Road, continuing ahead at the crossroads with Avenue Road and St Johns Hill. With Leigh Common on the left, turn right into Brookside Road and turn immediately left, and number 4 can be found on the right hand side.



4 Brookside Road, Wimborne

Approximate Gross Internal Area :- 129 sq m / 1386 sq ft



For identification purposes only, not to scale, do not scale



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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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