



MARLISH, 5 BLIND LANE, WIMBORNE, DORSET, BH21 1NJ
£625,000 FREEHOLD

AN OLDER STYLE 3 BEDROOM DETACHED FAMILY HOUSE FOR SALE WITH NO FORWARD CHAIN, IN AN ESTABLISHED RESIDENTIAL ROAD ADJOINING REDCOTTS PARK AND WITHIN LEVEL WALKING DISTANCE OF WIMBORNE SQUARE.

SUMMARY:

Built in the 1930s, and refurbished and well maintained over the years, the property offers scope for improvement and includes a modern kitchen, bathroom and shower room, UPVC double glazing, gas central heating, the boiler for which was replaced about a year ago, a garage, block paved off road parking and a large, south westerly facing rear garden.

AT A GLANCE

- NO FORWARD CHAIN
- 3 reception rooms
- Bathroom & shower room
- Garage & ample parking
- South westerly garden with direct access to a park



DESCRIPTION:

The front door is at the side of the house and leads into a large central hallway with an under stairs cupboard. There is a fully tiled shower room (with shower, WC, wash basin and fitted laundry cupboard with space and plumbing for washing machine.)

The living room has a brick open fireplace with an inset gas fire, and a casement door to a conservatory (with brick plinth, ceramic tiled floor, French doors and a delightful aspect onto the south westerly facing rear garden.



There is a separate dining room with a sliding door to a large front porch with fitted cupboards and door to the driveway.

The kitchen has oak-faced units, worktops, Bosch slimline dishwasher, Stoves gas hob and electric double oven, extractor, integrated fridge, and door to the front porch.

From the hall, stairs lead to a lower landing giving access to the family bathroom. The main landing has an airing cupboard, and a retractable ladder to the partly boarded loft.



Bedroom 1 is a spacious room with an excellent range of fitted furniture, and lovely views over the rear garden and the adjacent recreation park.

Bedrooms 2 and 3 have a front aspect.

Outside, a block paved driveway flanked by borders leads to a detached garage with electric door, lighting, power and personal side door. There is a further block paved parking area and a timber shed. Access at the side of the house leads to the large, south westerly facing rear garden which has a patio, shaped lawns, flower and shrub beds, a further timber shed, and a gate to the park.

LOCATION:

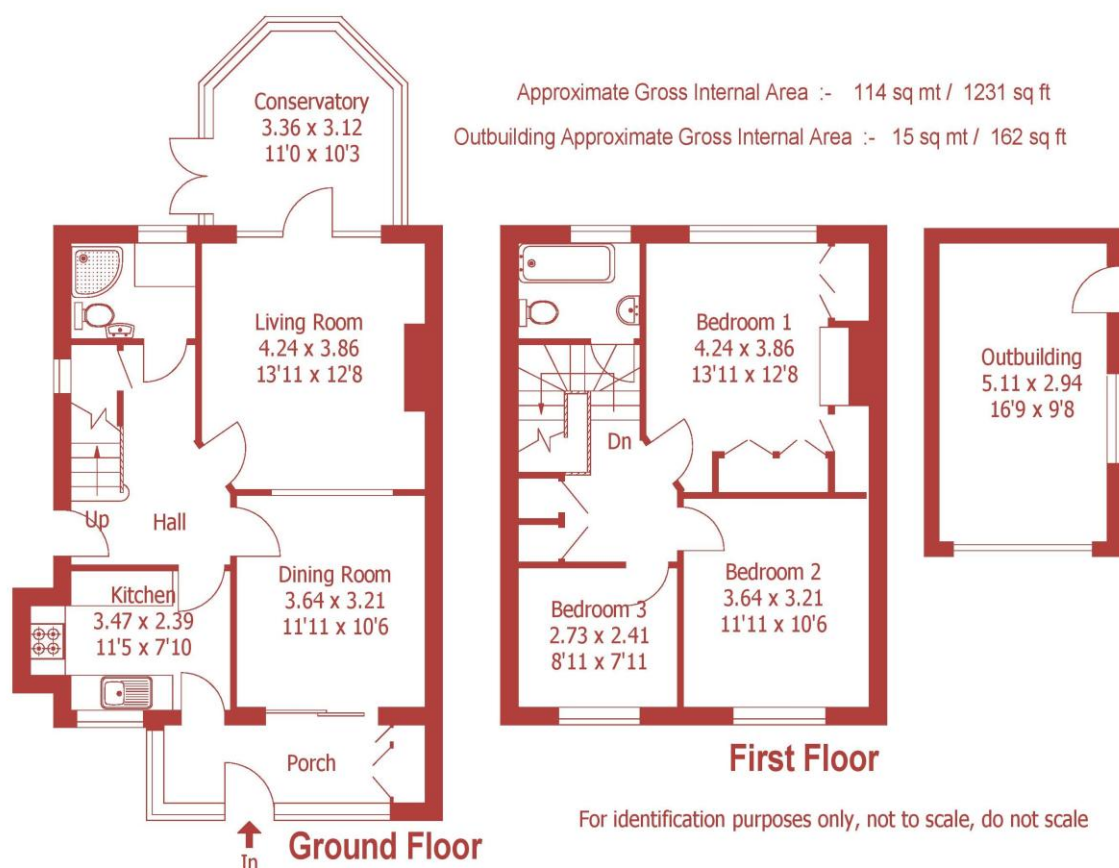
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools 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 E

DIRECTIONS:

From Wimborne Square, proceed along West Borough, staying in the left hand lane as you pass the Tivoli Theatre and the traffic lights. Pass School Lane on the left, and turn left into Blind Lane. Number 5 can be found on the left hand side.





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	63 D	
39-54	E		
21-38	F		
1-20	G		

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