



1 Cromwell Road
Wimborne, Dorset, BH21 2AW

A double-fronted Victorian 4 bedroom semi-detached character house in need of renovation, in a private unadopted road, close to local shops and within level walking distance of Wimborne town centre.

PRICE GUIDE: £435,000
FREEHOLD





Built in 1865 and owned by our clients for 60 years, the property is now in need of complete refurbishment, and offers great scope for improvement. The house retains a wealth of character features including open fireplaces, moulded skirtings, high ceilings and exposed floorboards, and there is off road parking and a range of outbuildings.

The spacious 3-storey accommodation includes 2 reception rooms, a kitchen/breakfast room, 4 bedrooms and a large bathroom.

There is a central reception hall with under stairs storage. The well proportioned sitting room has an open fireplace, as does the living room, which leads to an open plan to kitchen/breakfast room (with fireplace, built-in cupboards, space and connection for gas cooker, plumbing for wash-





ing machine, recess for fridge-freezer, exposed floorboards, and door to the garden.)

From the hall stairs to a lower landing, off of which is a spacious bathroom (with Victorian fireplace, WC, hot water cylinder, and doorway to the bath and wash basin.)

The main landing has an under stairs storage cupboard. Bedroom 1 has built-in cupboards, and bedroom 2 has a Victorian fireplace.

Stairs lead to the second floor, where there are 2 spacious double rooms, one of which has a Victorian fireplace.

The front garden has a picket fence boundary. A side driveway provides off road parking and leads to a lean-to carport/covered storage space. At the rear of the house there is an adjoining brick outbuilding comprising a gardener's toilet and 2 workshops.

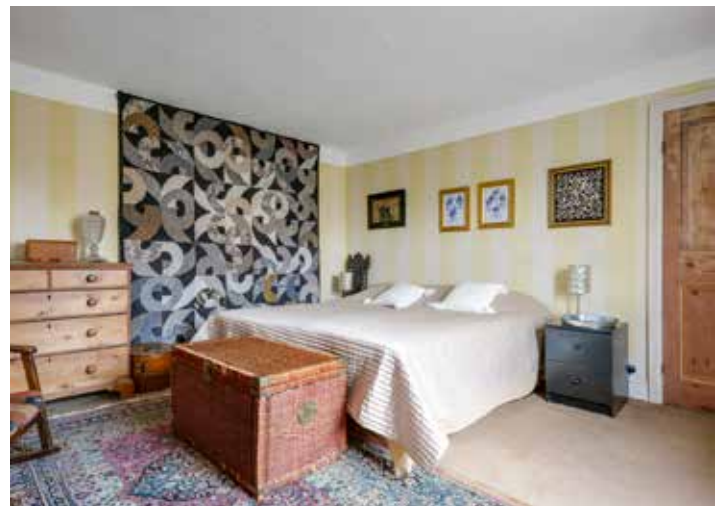


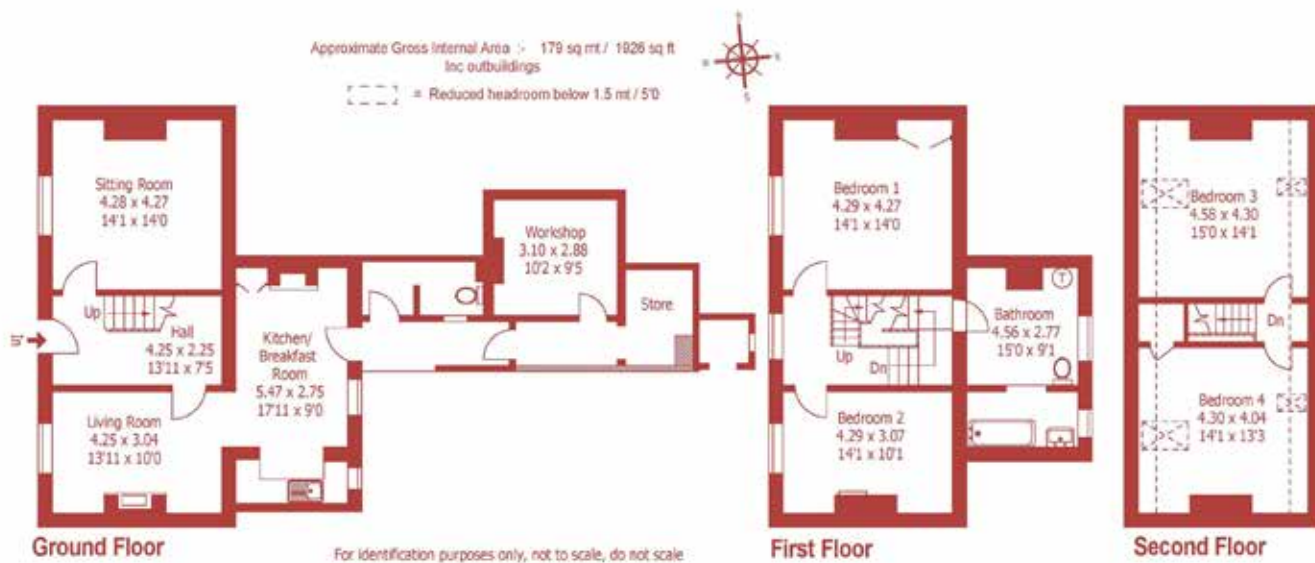
The private rear garden has established shrubs and a 'secret garden' area with a brick patio.

Agents' Note: The roof above part of the kitchen has a temporary repair and requires attention.

Directions: From Wimborne town centre, proceed east along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. Proceed past the petrol station (with M&S food store) and turn right into Cromwell Road. Number 1 can be found on the left hand side. There is parking directly in front of the property.

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.





DISCLAIMER:

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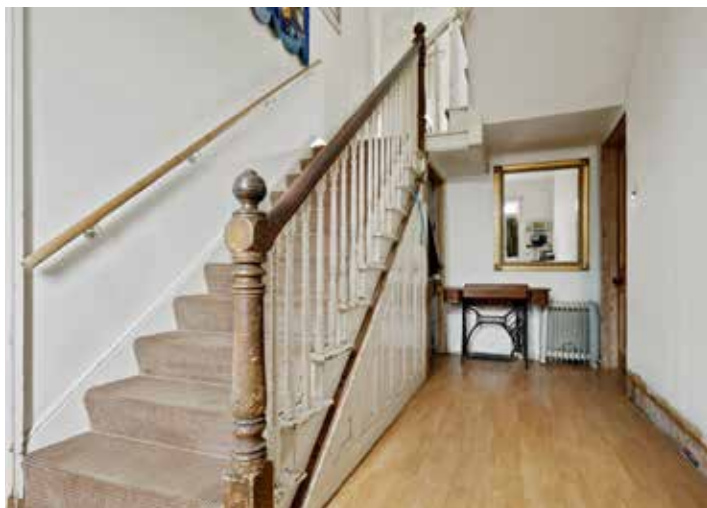


There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Council Tax: Band D

EPC Rating: Band G







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