



11 PARKWOOD ROAD, WIMBORNE, DORSET, BH21 1LF  
£325,000 FREEHOLD

## A 3 BEDROOM TERRACED HOUSE FOR SALE WITH NO FORWARD CHAIN, IN AN ESTABLISHED ROAD WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

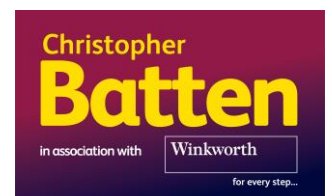
### SUMMARY:

The house benefits from gas central heating, UPVC double glazing, an off road parking space and a private rear garden.

### AT A GLANCE

- Sitting room with open fire
- Modern kitchen with door to the garden
- NO FORWARD CHAIN
- 3 first floor bedrooms
- Off road parking space
- Level walk to town centre

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## DESCRIPTION:

A UPVC double glazed door gives access to the entrance hall. The sitting room has an under stairs cupboard and an open fireplace.

The kitchen/breakfast room has modern units, ample worktops, fitted sink, plumbing for washing machine, gas hob, extractor above, electric oven, under counter fridge and freezer space, walk-in larder cupboard, and UPVC double glazed door to the rear garden.

There is a fully tiled bathroom with bath (with shower attachment and screen over), WC, wash basin, towel radiator and cupboard containing a Glow Worm gas boiler.

The first floor landing has a loft access. Bedroom 1 has a built-in cupboard, and bedrooms 2 and 3 overlook the rear garden.

There is a hardstanding for off road parking in front of the house. The rear garden is enclosed by timber fencing, and has a patio, a lawn, a shed, and a side gate providing a right of access over the gardens of the neighbouring properties.





## LOCATION:

Parkwood Road is a short level walk from the Waitrose store, beyond which is the town centre. 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.

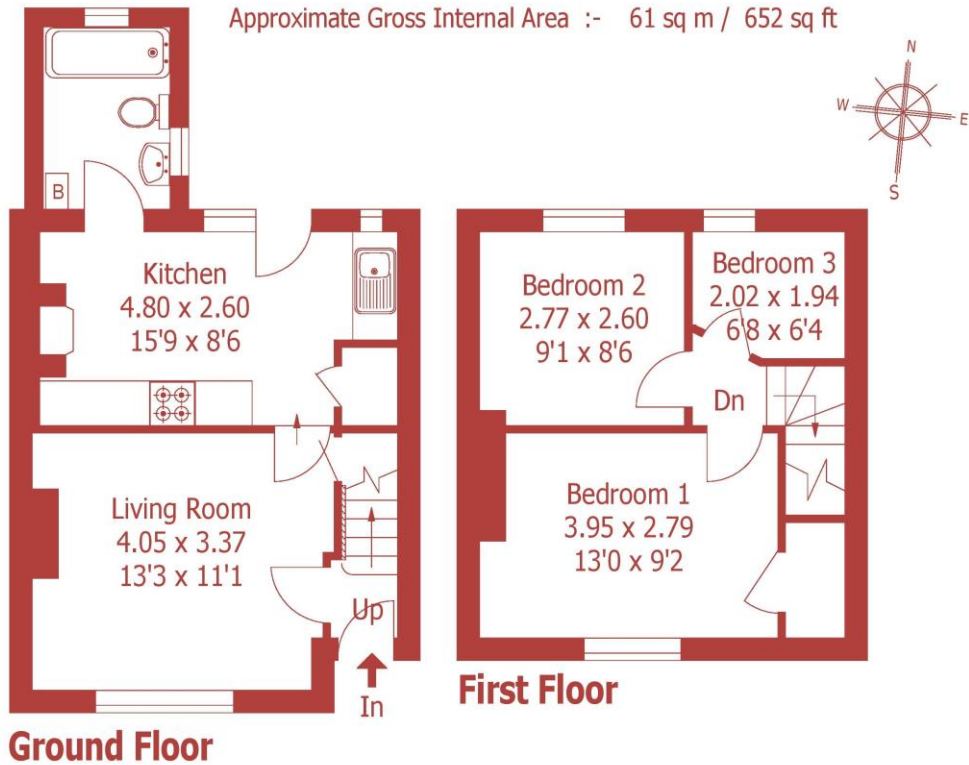
## COUNCIL TAX:

Band C

## DIRECTIONS:

For vehicular access, proceed from the town centre along Leigh Road, and turn left just before St Johns Church into Legg Lane. Turn left into Parkwood Road, and number 11 is on the right hand side. Parkwood Road has a one-way exit into Lewens Lane.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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