



1 Parmiter Road
Wimborne, BH21 2BN



A spacious and well presented 3 bedroom semi-detached home with en-suite, southerly facing garden, parking and offered with no onward chain.

- Spacious sitting/dining room
- Kitchen/breakfast room, with fitted appliances
- Ground floor WC
- 3 bedrooms
- En-suite shower room
- Family bathroom
- Low maintenance southerly facing garden
- Parking for 2 cars
- Double glazed and gas fired central heating
- 1 mile to Wimborne town centre
- No onward chain

ASKING PRICE:

£385,000 (Freehold)

EPC RATING:

Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





This spacious and well maintained semi-detached house, built circa 2005, occupies a corner plot with a southerly facing rear garden and driveway parking for two vehicles. The property is situated in a highly desirable location within approximately one mile of Wimborne town centre and close to attractive riverside walks along the River Stour, making it an ideal home for families, couples or individuals alike.

The accommodation is well planned and begins with an entrance hall, providing access to a ground floor cloakroom fitted with a WC and wash basin. The generous sitting and dining room is a particularly appealing feature, offering ample space for both relaxing and entertaining. Double doors open directly onto the rear garden, allowing natural light to flow through the room, while a large understairs cupboard provides excellent additional storage.

The kitchen/breakfast room is well appointed with a range of units and work surfaces, complemented by a full suite of fitted appliances including a fridge/freezer, dishwasher, washing machine, oven and hob. This practical and sociable space is ideal for everyday family living.

To the first floor are three well proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a three-piece suite.

Outside, the property enjoys a low maintenance, southerly facing rear garden, thoughtfully arranged with a patio area, artificial lawn, planted borders and a garden shed. The corner plot position enhances both privacy and light. Behind the property is driveway parking for two cars.

The house is offered to the market with no forward chain, allowing for a straightforward purchase.

Situation

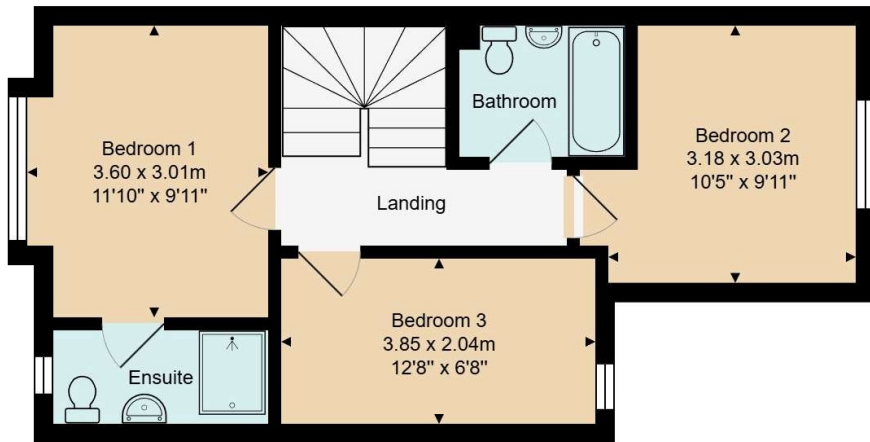
Wimborne is a popular and historic market town offering a wide range of amenities including independent shops, cafés, restaurants, schools and leisure facilities. The town centre is within easy reach of the property, while the nearby River Stour provides scenic walking routes and access to the surrounding countryside.

Additional information

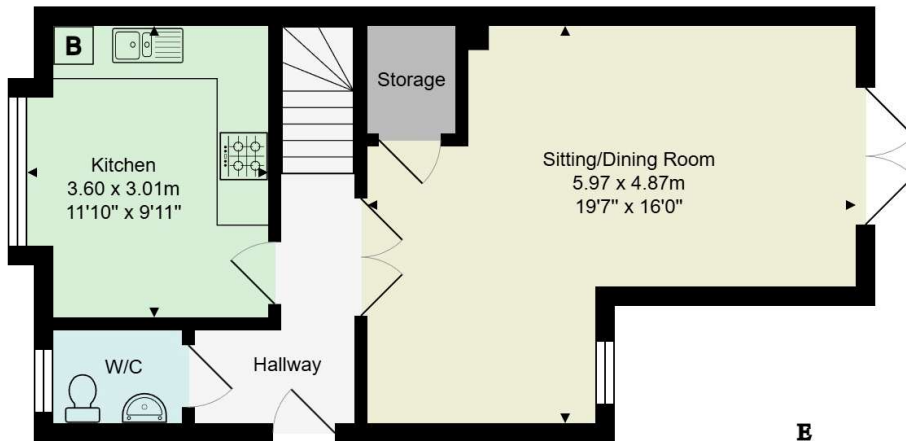
Council tax band D

As per the estate agents act, an interest is declared. The seller is an acquaintance of a member of staff.





Area: 43.3 m² ... 466 ft²



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Total Area Approx: 86.6 m² ... 933 ft²



All measurements are approximate and for display purposes only.



Hardwicke Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk