



## 106 Leigh Road, Wimborne, BH21 2AE

£380,000

- Close To Wimborne Town Centre
- Kitchen and Utility Room
- South Facing Garden
- Three Bedroom Semi Detached
- Ground Floor Cloakroom
- Large Garden Storage Shed
- Two Good Size Reception Rooms
- Off Road Parking
- No Forward Chain - Vacant

# 106 Leigh Road, Wimborne BH21 2AE

A super three bedroom, semi detached house situated close to Wimborne Town Centre. A character property which is deceptively spacious with two large reception rooms leading through to a kitchen/breakfast room and adjoining utility. Further cloakroom on the ground floor. Three good size bedrooms and family bathroom are on the first floor. The rear garden is South facing with rear access to an off road parking space. Offered with vacant possession the property is a perfect family home is a sought after location.

 3  1  2  D Council Tax Band: D





## Property Details

### Area

Wimborne Minster is a market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the town has plenty to keep a family happy. The beautiful Minster church is at the centre of the town and is surrounded by a blend of charming independent boutiques and high street stores. Interspersed by coffee shops, restaurants and a varied selection of pubs there really is something for everyone.

### Description

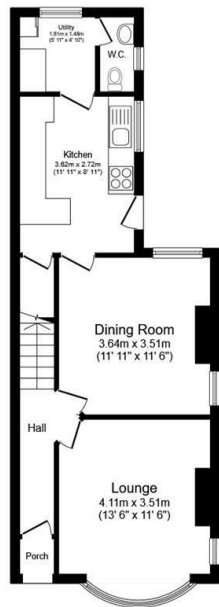
Accommodation comprises. Covered Entrance Porch, front door through to Entrance Hall, door through to Lounge, double aspect with window to side and large rounded bay to front, making a light bright room. Dining Room, again double aspect, to side and rear, door to Kitchen/Breakfast Room, range of work surfaces with matching breakfast bar, eye and low level storage cupboards and drawers, space for appliances, window and door to rear, large understairs

storage cupboard, door from kitchen to Utility Room, work surface, hot water boiler, window to rear, door to Cloakroom, low level w.c. wash hand basin, window Stairs from Entrance Hall to First Floor Landing, galleried, built in storage/airing cupboard, hatch to loft space Bedroom One, Large rounded bay to front Bedroom Two , Window to rear Bedroom Three, window to rear Shower Room, fully tiled, low level w.c. wash hand basin, shower cubicle with glazed screens, window to front Outside - Rear Garden is South Facing, mainly laid to lawn, fully enclosed by fencing and brick built wall. Very large wooden storage shed, access from the garden to rear, directly to off road parking space, further side access to the Front, easy maintenance, path via gate to the porch.

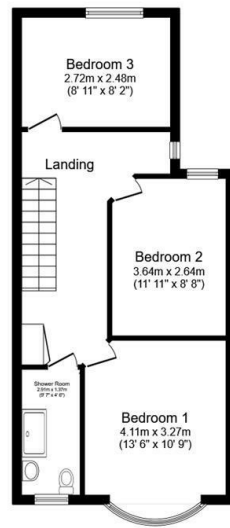
### Tenure

Freehold





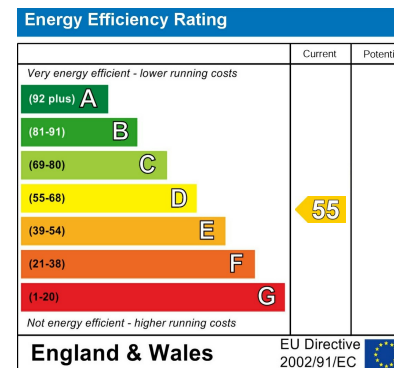
**Ground Floor**  
Floor area 48.1 sq.m. (518 sq.ft.)



**First Floor**  
Floor area 48.3 sq.m. (520 sq.ft.)

Total floor area: 96.4 sq.m. (1,038 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Viewings

Viewings by arrangement only.  
Call 01202 88 90 88 to make an appointment.