



## 91 Wimborne Road, Colehill, Wimborne, Dorset, BH21

£1,600 PCM Deposit £1,846

- 3 Bedrooms
- Gas Central Heating
- Close to Bus Stop
- 2 Bathrooms
- Garage
- Council Tax Band C
- Newly Decorated
- Off Road Parking

# 91 Wimborne Road, Wimborne BH21 2RW

\*\* Great Location For Schools \*\* 3 Bedrooms \*\* 2 Bathrooms \*\* Gas Heating \*\* Garden \*\* Garage \*\* Parking \*\* Bus Stop Outside \*\*



Council Tax Band: C



## Property Details

Upon entering, you are greeted by a welcoming Sitting Room featuring a striking brick-built fireplace with an open fire, creating a wonderful focal point. The property flows through to the spacious Kitchen/Diner, which is fitted with a good range of units and includes an electric stainless steel oven and gas hob. There is ample space for a dining table and essential white goods. A rear lean-to lobby provides practical access to the garden.

The ground floor is completed by a well-appointed modern family bathroom.

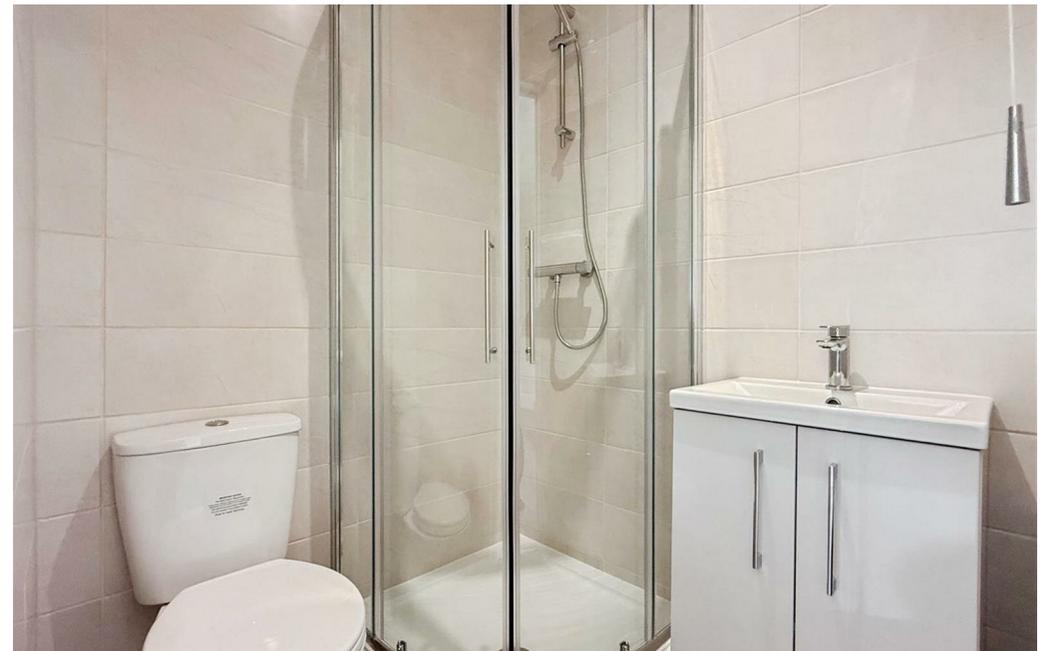
The first floor comprises a good-sized double bedroom enjoying a pleasant open outlook and the added advantage of a brand-new ensuite shower room. Two further large single bedrooms offer versatile living space.

The property is further enhanced by uPVC double glazing and gas-fired central heating throughout. Externally, there is a small

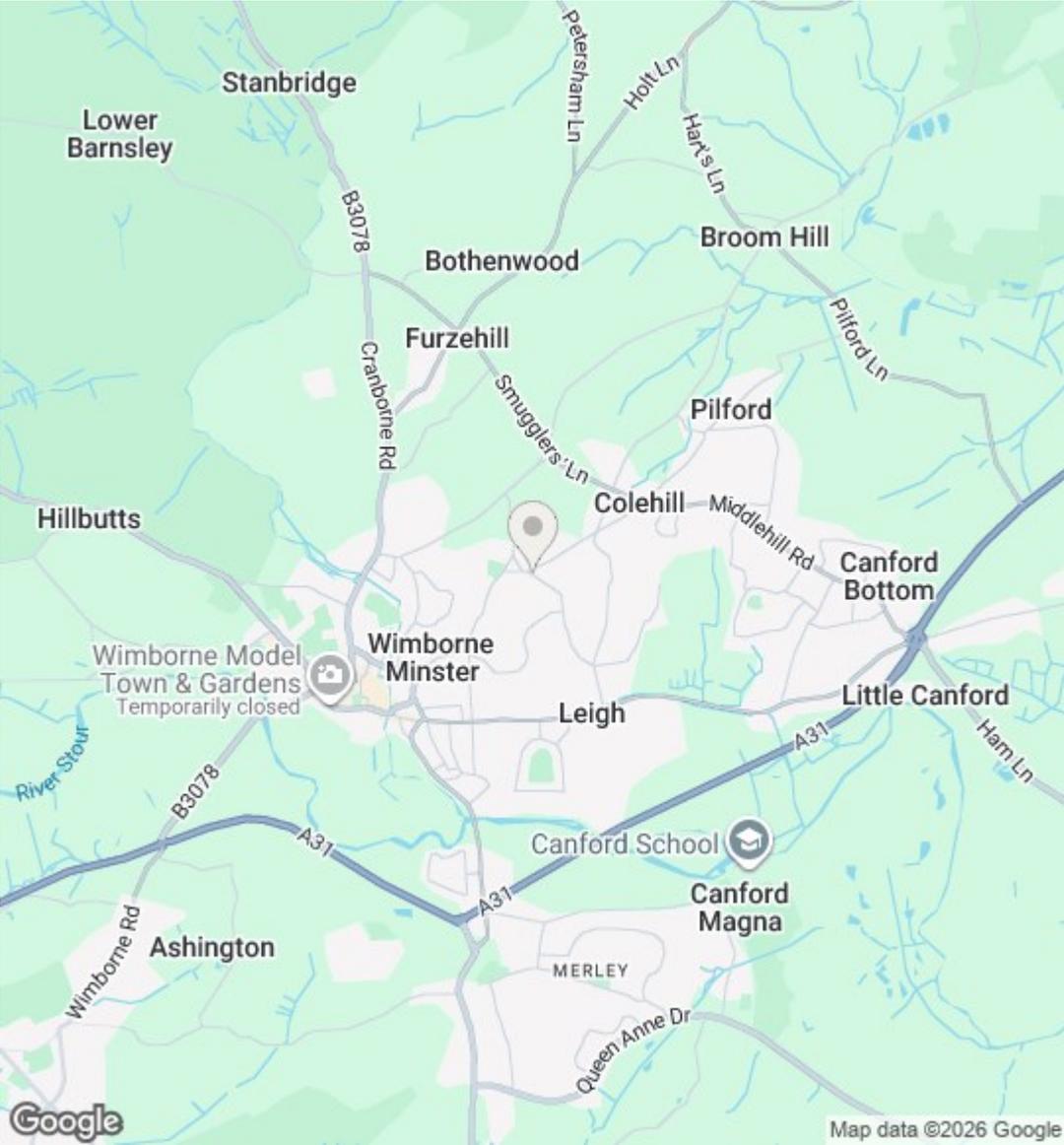
enclosed garden to the front, whilst the rear boasts an enclosed garden laid to lawn. A single garage is also included.

Rent: £1600.00  
Deposit: £1846.00  
EPC: D  
Council Tax: C

"The photos used in this marketing material are to be used for indicative purposes only as they may not be a recent representation of the property décor, appearance, contents or condition. A physical viewing of the property must be carried out prior to application."



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewings

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