



57 LONSDALE ROAD, WIMBORNE, DORSET, BH21 2GA  
**£165,000 LEASEHOLD**

**PRICE SHOWN IS A 60% SHARE OF THE PROPERTY, AND SUBJECT TO ACCEPTANCE FROM THE HOUSING ASSOCIATION. A WELL MAINTAINED AND TASTEFULLY DECORATED 2 BEDROOM MAISONETTE SITUATED IN A DESIRABLE AREA, JUST A SHORT DISTANCE FROM WIMBORNE TOWN CENTRE. THIS PROPERTY OFFERS COMFORTABLE AND PRACTICAL LIVING ACCOMMODATION, MAKING IT AN IDEAL CHOICE FOR FIRST TIME BUYERS.**

#### **SUMMARY:**

As you approach the property, you will find a paved driveway providing off road parking for 2 vehicles. The property is entered through a front storm porch with stairs leading to the main accommodation on the first floor.

#### **AT A GLANCE**

- Tastefully decorated
- Just a short distance from Wimborne town centre
- Spacious open plan lounge/kitchen/dining area
- Driveway providing off road parking



## DESCRIPTION:

At the top of the stairs, you are greeted by a spacious open plan lounge/kitchen/dining area. The living area is tastefully decorated, with front aspect double glazed windows. Storage solutions are cleverly integrated into the main living area including a cupboard above the stairs housing the combi boiler and consumer unit. The kitchen itself is designed for convenience and efficiency, which is equipped with a range of Zanussi appliances including a brushed steel effect single electric oven, 4-ring gas hob, matching cooker hood, freestanding fridge/freezer, and a washing machine.

The main bedroom is a double sized bedroom with a rear aspect overlooking gardens, and the second bedroom also enjoys a rear aspect. The well equipped bathroom comprises a bath (with shower attachment and glass screen), sink, and a WC.

If you are looking for an investment, this property already has safety as a priority, with 2 smoke alarms, and a carbon monoxide alarm installed in the main living area.



Outside, to the right of the property, there is a gated communal bin and storage area, neatly laid out with patio slabs and wood chip ground covering.

Overall, this well decorated property offers a comfortable and inviting living environment.

LEASE: 124 years remaining. MAINTENANCE: £697.92 per annum.

### 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. 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:

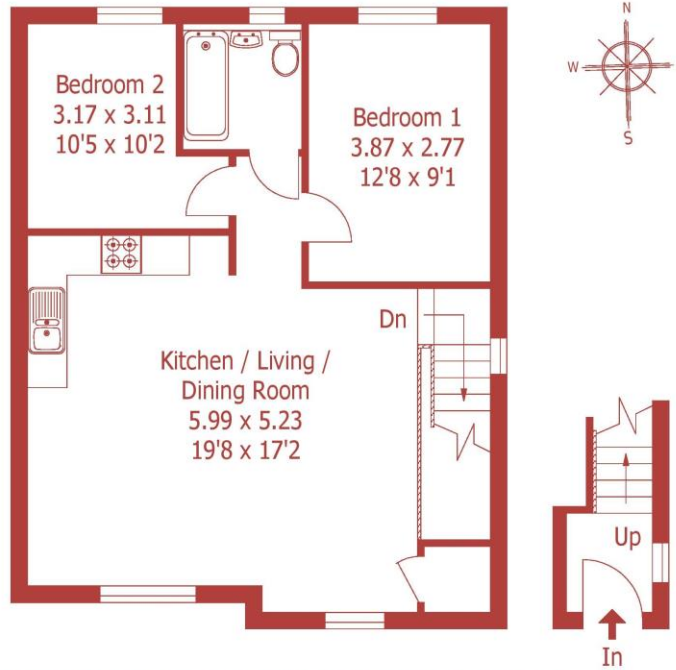
Band C

### DIRECTIONS:

From Wimborne, proceed east along Leigh Road towards Ferndown which becomes Wimborne Road West. Just past By-The-Way Field on your left, turn right into Lonsdale Road, proceed over the mini-crossroads, and Number 57 can be found on the left hand side.



Approximate Gross Internal Area :- 67 sq m / 724 sq ft



For identification purposes only, not to scale, do not scale  
 Drawn using existing drawings and dimensions

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+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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