



18 WIMBORNE ROAD
Bournemouth, BH2 6NT

Carter Jonas

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- Detached former Rectory
- 4 bedrooms
- 3 reception rooms
- Kitchen / breakfast room
- Double garage
- In need of renovation
- Scope for redevelopment (subject to planning permission)
- Over half an acre of grounds

DESCRIPTION

A four-bedroom detached period property in grounds of just over half an acre. The property is entered via a porch and lobby area which leads on to a generous hallway. The three main reception rooms are all accessed off this hallway, all of which boast good proportions, and bay windows with stained glass features. Additional ground floor accommodation includes a kitchen / breakfast room, pantry, double garage downstairs w/c. The first-floor accommodation comprises four bedrooms, two bathrooms and an upstairs utility room.

OUTSIDE

The gardens and grounds are of particular note, with wrought iron gates leading to the sweeping tree lined driveway, and a significant proportion of the gardens being to the south west of the building. The majority of the garden is lawned and edged with various mature shrubs and borders.

AN EXCITING OPPORTUNITY TO ACQUIRE AN UNMODERNISED PERIOD HOME WITH GREAT POTENTIAL



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

LOCATION

The property is located within the Meyrick Park area of Bournemouth, which is a sought-after suburb of the coastal town of Bournemouth. Meyrick Park Championship Golf Course and Gym along with beautiful woodland walks are all within proximity of the property.

Bournemouth town centre offers full access to a multitude of shopping, restaurants and its lively arts and media scene and café culture.

Adjoining Bournemouth is a wealth of opportunity to explore and enjoy, with the surrounding area's include Britain's best scenery including Sandbanks, Studland Bay, the Jurassic Coast, Lymington sailing resort, Corfe Castle and the New Forest National Park, to name but a few. London is only a couple of hours away, either by car or a frequent, direct train service to London Waterloo in under 2 hours and Bournemouth International airport is 5 miles away.

ADDITIONAL INFORMATION

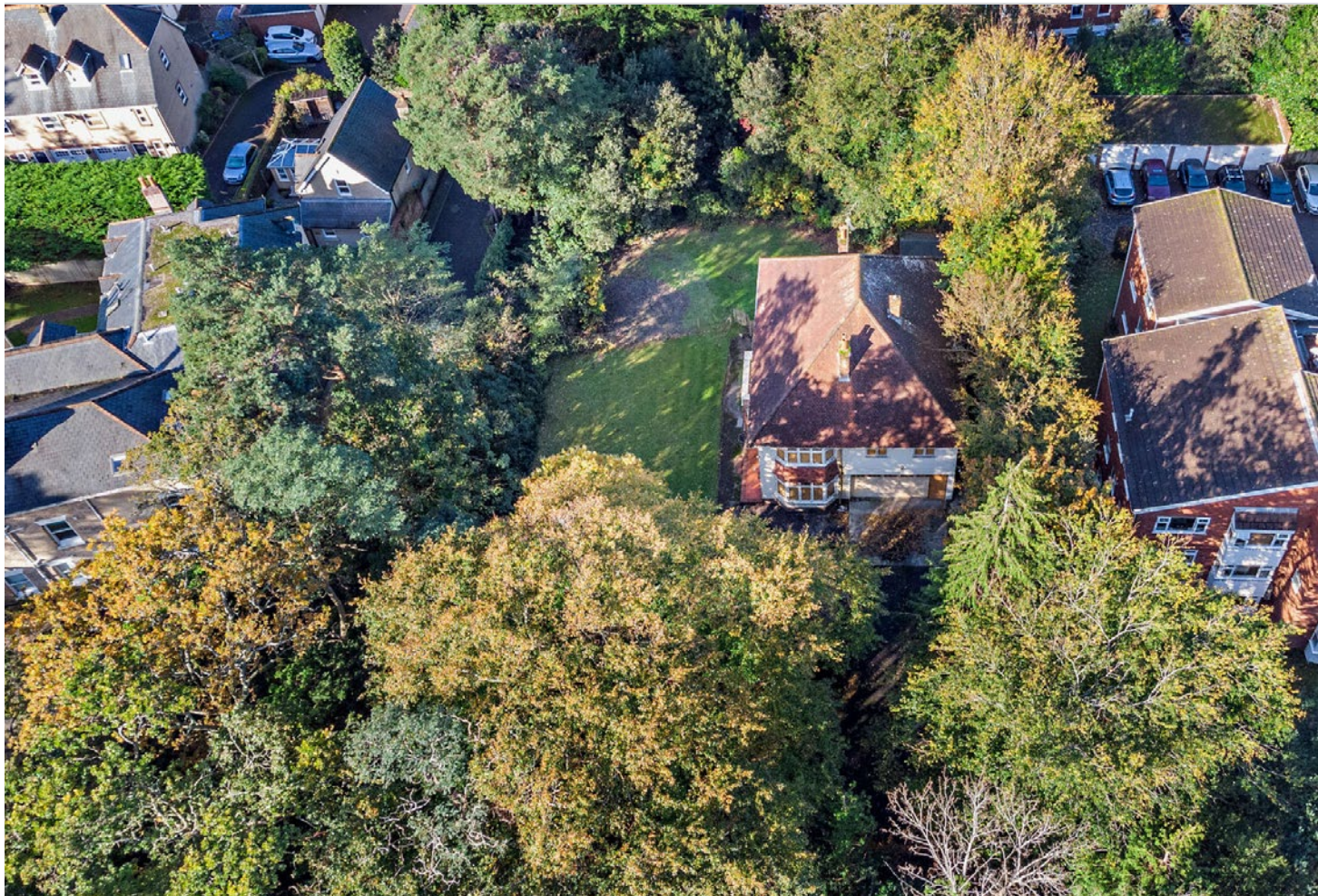
Tenure: Freehold.

Services: Mains water, electricity, gas and drainage. Gas central heating.

Local Authority: BCP Council. Council Tax Band G.

Viewing: Strictly by the agent, Carter Jonas.

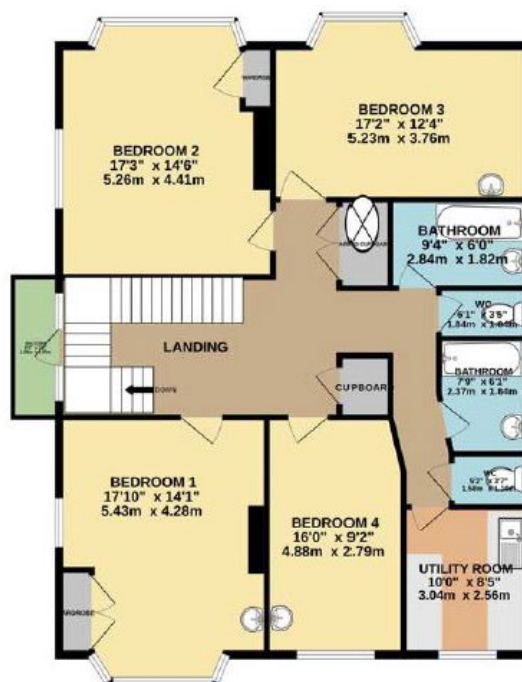
Agent's note: The vendor is a registered charity and as such restrictive covenants will be imposed. Prospective purchasers should also be aware that there is a Tree Preservation Order in place.



GROUND FLOOR
1463 sq.ft. (135.9 sq.m.) approx.



1ST FLOOR
1331 sq.ft. (123.7 sq.m.) approx.



TOTAL FLOOR AREA : 2794 sq.ft. (259.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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