

**Derek J.  
Rolls**

**Your Local Independent  
Estate Agents and Valuers**

958 Wimborne Road, Moordown,  
Bournemouth BH9 2DG

**01202 525778**

[www.derekjrolls.co.uk](http://www.derekjrolls.co.uk)

Email: [office@derekjrolls.co.uk](mailto:office@derekjrolls.co.uk)

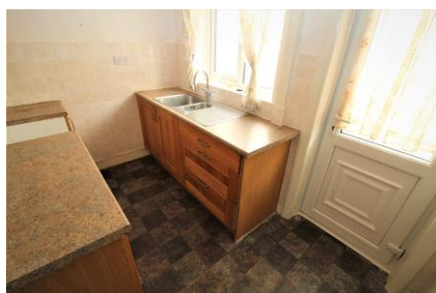
**team**



1034 Wimborne Road, Bournemouth, BH9 2DD

Ref: BDM220105

**Asking Price £375,000**



**A Substantial 4 Bedroom, 3 Reception Room Detached House requiring  
modernisation & redecoration.**

**The property occupies a corner plot with Wimborne Rd & Linden Rd. Benefits from  
off road parking. Viewing is recommended & by appointment only. Keys in Office.**

**No Chain.**

**Tel 01202 525778**

**VIEWING IS HIGHLY RECOMMENDED AND BY APPOINTMENT ONLY. TELEPHONE 01202 525778.**

**The Property  
Ombudsman**

Agents Note. We have inspected the above property for the purpose of preparing property particulars only. We have not tested the services or appliances, where applicable and recommended that prospective purchasers arrange for a qualified person to check the aforementioned, before entering into any commitment.

Although these particulars are intended to give a fair description of the property, they do not constitute any offer or contract, and their accuracy is not guaranteed.

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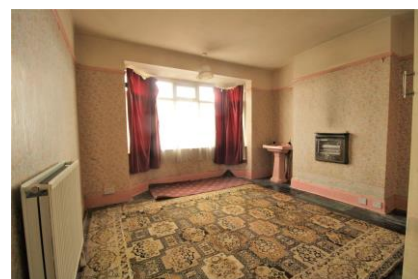
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Features Include

**\*ENTRANCE HALL \* LOUNGE & SEPARATE DINING ROOM \* KITCHEN & BREAKFAST ROOM  
\* CLOAKROOM \* CONSERVATORY \* 4 BEDROOMS \* BATHROOM / WC \* MAJORITY DOUBLE  
GLAZED & GAS CENTRAL HEATED\* CORNER PLOT GARDENS WITH OFF ROAD PARKING \*  
MODERNISATION REQUIRED \* NO FORWARD CHAIN**

### Porch

Porch access - Entrance porch to Front door to:-

### Entrance Hall

Radiator, Understairs recess with electric mains cupboard. double glazed side aspect window.

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**Lounge 15'6" x 14'10" (4.72m x 4.52m)**

Tiled fireplace with open grate. Radiator. Deep double glazed bay window to front aspect.

**Dining Room 12'6" x 12'6" (3.8m x 3.8m)**

Serving hatch to breakfast room. Double glazed bay window to side aspect.

**Breakfast Room 14' x 9'9" (4.27m x 2.97m)**

Fireplace with open grate. Radiator, Wall mounted Gloworm combination gas boiler. Double glazed side aspect window. Conservatory door to:-

**Kitchen 9'8" x 6'3" (2.95m x 1.9m)**

Full wall & base units with worksurfaces. 1 1/2 bowl sink. Space for electric cooker. Deep walk in pantry. Rear aspect window. double glazed door to :-

**Conservatory 14' x 6' (4.27m x 1.83m)**

Double glazed room & side window. Doors to rear garden. Further door to low flush WC.

**Landing**

Built in store cupboard. Access hatch to loft space.

**Bedroom 1 15'9" x 12' (4.8m x 3.66m)**

Deep double glazed bay window to front aspect.

**Bedroom 2 14' x 10' (4.27m x 3.05m)**

Double glazed window to rear aspect.

**Bedroom 3 13' x 12'6" (3.96m x 3.8m)**

Radiator. double glazed bay window to side aspect.

**Bedroom 4 10'6" x 6'6" (3.2m x 1.98m)**

Double glazed front aspect window.

**Bathroom**

panelled bath, wash basin, WC. Radiator & electric wall heater. Double glazed front aspect window.

**OUTSIDE:** The property occupies a corner plot with Wimborne Road & Linden Road. Double gates from Wimborne Road to hardstanding & pathway with flower and shrub lawns. side gate to further pathway with deep flower & shrub beds. Driveway from Linden Road to hardstanding pathway off road parking available.

**Council Tax Band C**

**134 Sqm or 1442 Sqft. (Sourced from the EPC)**



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Bournemouth Energy Floor Plans are provided for illustration/identification purposes only, not drawn to scale, unless stated and accept no responsibility for any error, omission or misstatement. Dimensions shown are to the nearest 1/8" or 3 mm. Total area or area shown on the plan may include any external verandas, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) Tel: 01202 556000. Plan produced using Planit.

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