



2 LEIGH COMMON, WIMBORNE, DORSET, BH21 2DE  
£300,000 FREEHOLD

**AN OLDER STYLE 2 DOUBLE BEDROOM SEMI-DETACHED HOUSE IN NEED OF COMPLETE MODERNISATION, IN A QUIET, PRIVATE ROAD LOOKING ONTO LEIGH COMMON. FOR SALE WITH NO FORWARD CHAIN, THE PROPERTY OFFERS GREAT POTENTIAL FOR IMPROVEMENT.**

**SUMMARY:**

There is gas central heating, a wood burner and some double glazing. The property is approached off a long, private 'no through' lane, and residents can park in the layby directly opposite the property. There is a large rear garden with a timber summerhouse.



**AT A GLANCE**

- Large open plan kitchen/living/dining room
- 2 double bedrooms & first floor bathroom
- Large rear garden with summerhouse
- IN NEED OF COMPLETE REFURBISHMENT
- NO FORWARD CHAIN



## DESCRIPTION:

The front door opens into a large, open plan living/dining room with a wood burner and double doors to the front. The dining area has an under stairs storage recess, and the open plan kitchen has a wall mounted Vaillant gas central heating boiler, space and plumbing for washing machine, gas hob, extractor, electric oven, cupboards, and door to the rear garden.

An open plan staircase leads to a first floor landing with a loft access. Bedroom 1 has a Victorian style fireplace (with deep storage cupboard, and there is a further double bedroom. The bathroom comprises bath, wash basin and WC.

There is a small front garden, with a gate providing access to the rear garden which is in need of cultivation. There is a large timber summerhouse, beyond which the garden extends, and there is a timber shed and established shrubs and trees.



## LOCATION:

Leigh Common and neighbouring Bytheway Field provide a well used recreation facility for the people of Wimborne and Colehill. Historically Leigh Common was used as a holding area by cattle traders on their way to Wimborne Market. Bytheway Field is East Dorset's first SANG (Suitable Alternative Natural Green Space). SANGs are designed to offer a purpose-built outdoor recreation facility. This area is largely cut for hay in the summer. Local facilities are available in both Wimborne and Colehill, and there is easy road access to Wimborne town centre.

## COUNCIL TAX:

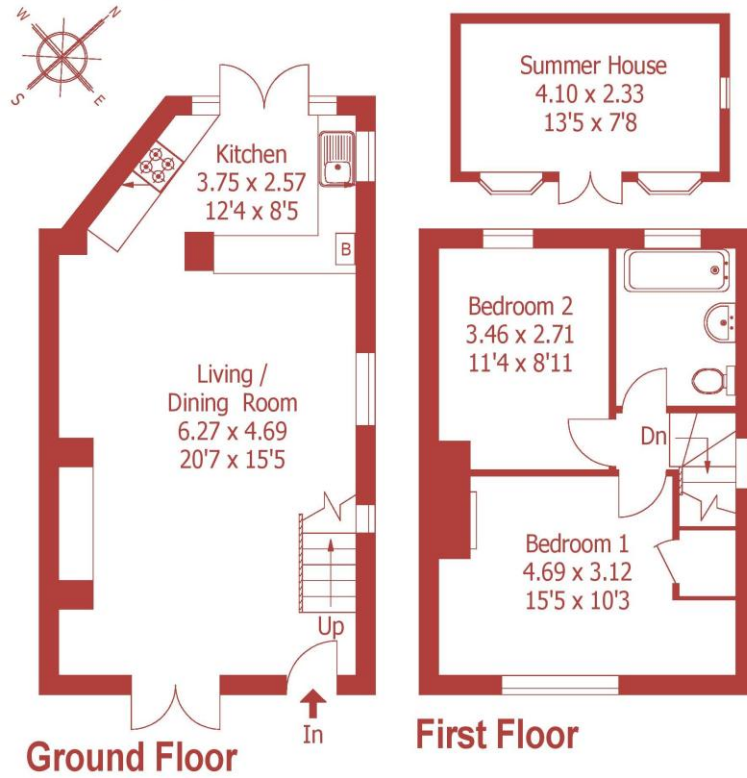
Band C

## DIRECTIONS:

From Wimborne, proceed east along Leigh Road, continuing ahead at the crossroads with Avenue Road and St Johns Hill. As you are leaving the town, turn left into Northleigh Lane, and immediately right into the unmade lane leading to Leigh Common. Number 2 is the second property on the left.



Approximate Gross Internal Area :- 72 sq mt / 771 sq ft



For identification purposes only, not to scale, do not scale

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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