



Asking Price

£315,000

Freehold

QUARTER JACK PARK, WIMBORNE BH21 2GG



- ◆ SEMI-DETACHED HOUSE
- ◆ TWO DOUBLE BEDROOM
- ◆ NO FORWARD CHAIN
- ◆ BENEFIT OF A BUILDING GUARANTEE

A very well-presented two bedroom semi-detached house within the new development of Quarter Jack Park, offering a south facing garden as well as a fully fitted kitchen and off road parking.

## Room Description

The home sits towards the westerly edge of the development and the accommodation comprises a living room which in turn gives access to a modern fitted kitchen that enjoys an outlook over the south facing rear garden. There is also a ground floor cloakroom and the first floor boasts two double bedrooms which are served by a fitted family bathroom. The home is entirely double glazed throughout and also offers gas fired heating.

Estate Charge: £156.72 per annum.

## Gardens and Grounds

There are kept beds to the front elevation and there is a driveway to the right hand side, suited to two vehicles. There is a garden gate that denotes access to the rear garden, which is primarily laid to a kept lawn, and there is a small patio area adjoining the rear elevation to the property.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.

Size: 653 sq ft (60.6 sq m)

Heating: Gas fired (combi - less than 2 yrs old)

Glazing: Double glazed

Parking: Off road

Garden: South facing

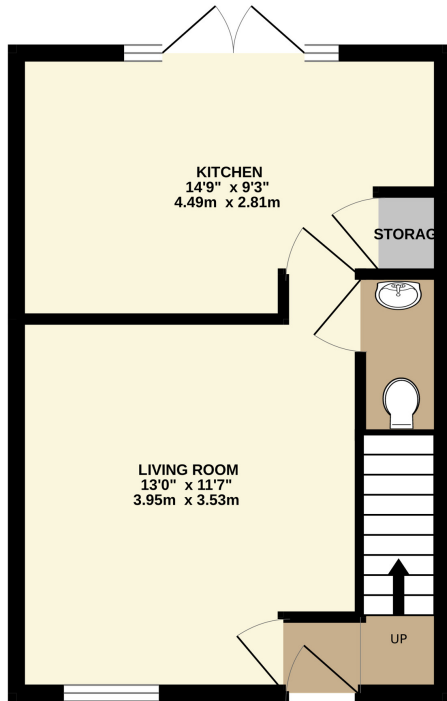
Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

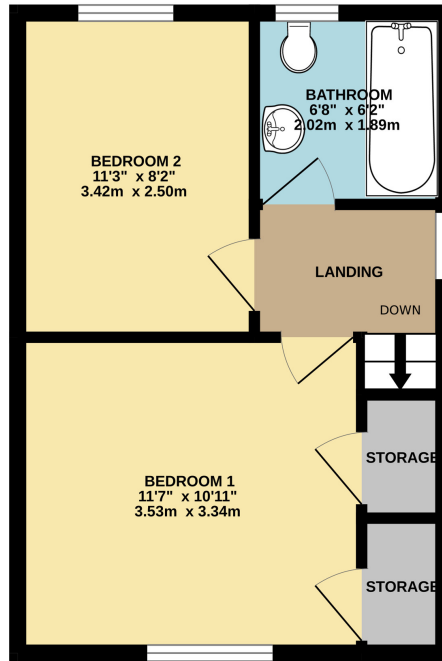
Council Tax Band: C



GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

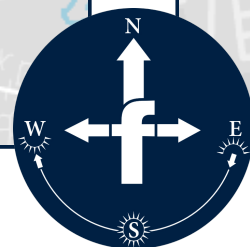
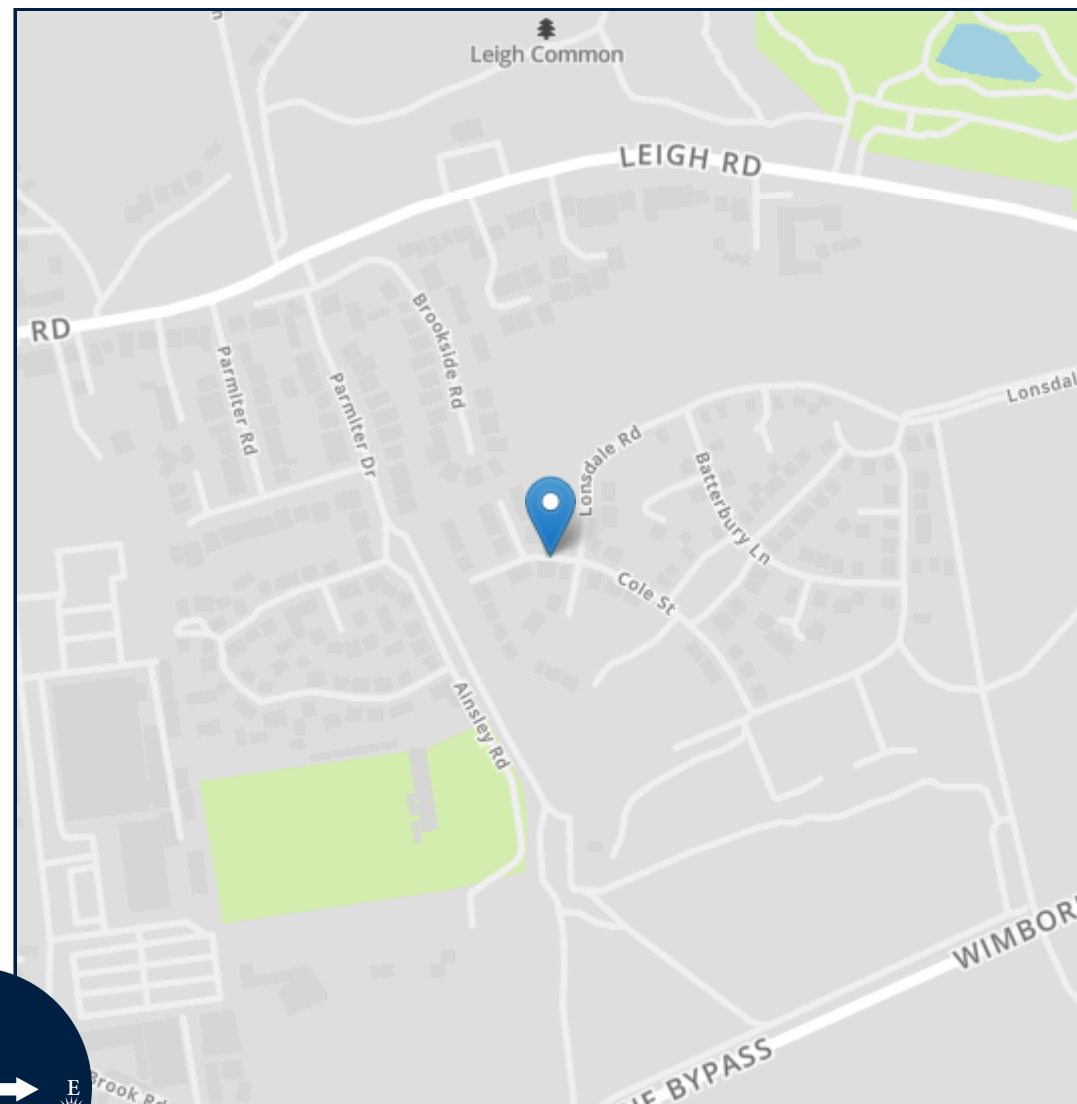
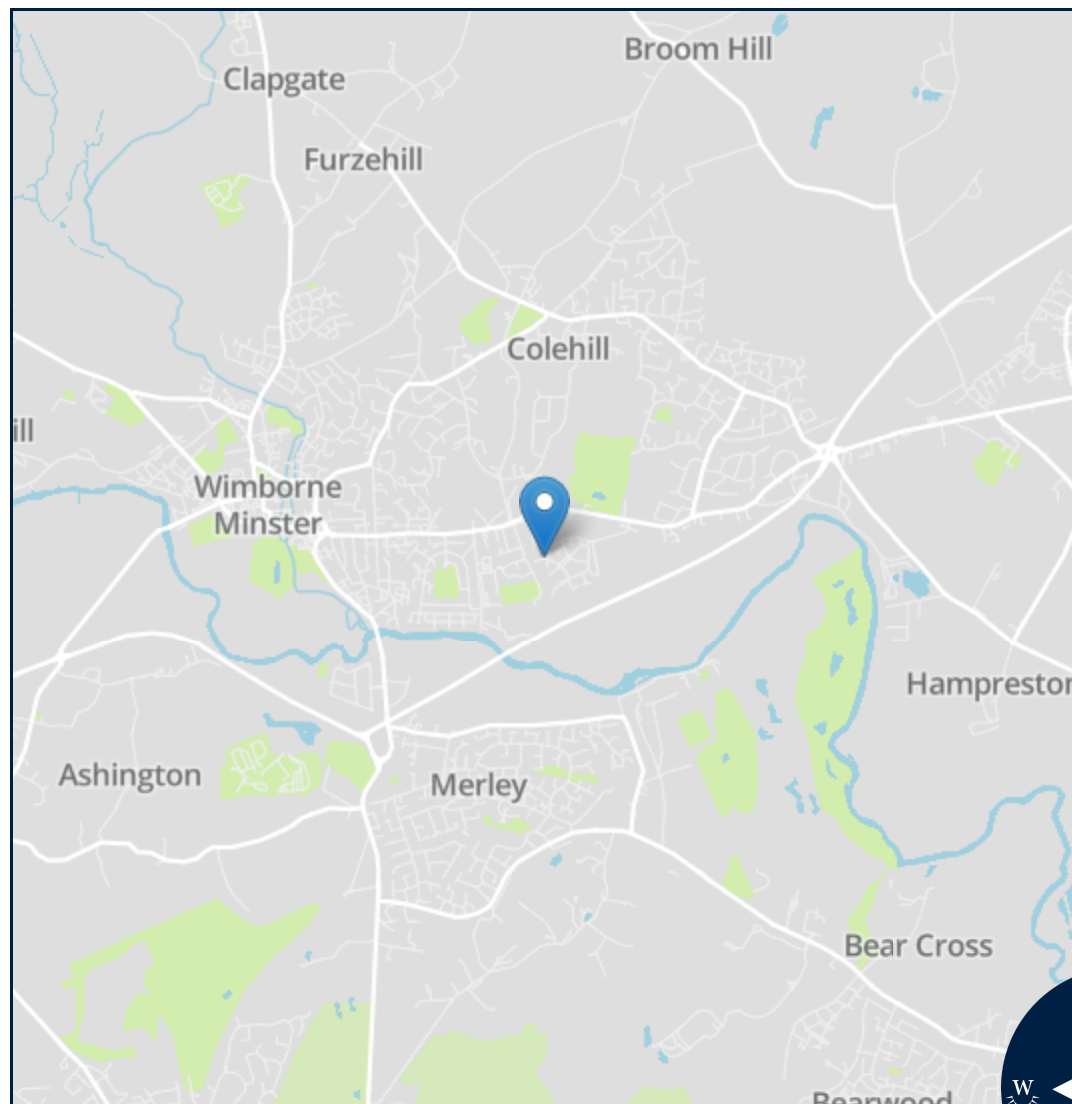


1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs 92-100 <b>A</b>	97
81-91 <b>B</b>	84
69-80 <b>C</b>	
55-68 <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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