

*Offers In Excess Of*

**£285,000**

Freehold

SADDLE CLOSE, WIMBORNE BH21 2UN



- ◆ MID TERRACED HOUSE
- ◆ NO FORWARD CHAIN
- ◆ TWO AND A HALF BEDROOMS
- ◆ SECURE LOCK UP GARAGE

A mid terraced, two and a half bedroom, house positioned in the centre of this popular residential location boasting a secure lock up garage, requiring modernisation throughout and being offered with no forward chain.

## Room Description

Saddle Close forms part of the Bridle Way development, which is a popular residential location within Colehill, and this particular property is positioned towards the head of the cul de sac. The accommodation comprises of a living room, kitchen and cloakroom to the ground floor, with two double bedrooms and bathroom to the first floor, and there is a third room which could be used as a small nursery or office. The home is single glazed throughout and has the benefit of gas fired heating.

## Gardens and Grounds

The front garden is laid to gravel and there is a pathway leading to the front door. The rear garden is primarily laid to lawn and there is a paved area spanning the rear elevation of the home. A garden gate in the rear boundary provides access to the rear parking area where there is a secure lock-up garage conveyed with this 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: 756 sq ft (70.2 sq m)

Heating: Gas fired (Vented)

Glazing: Single glazed

Parking: Parking area with lock up garage

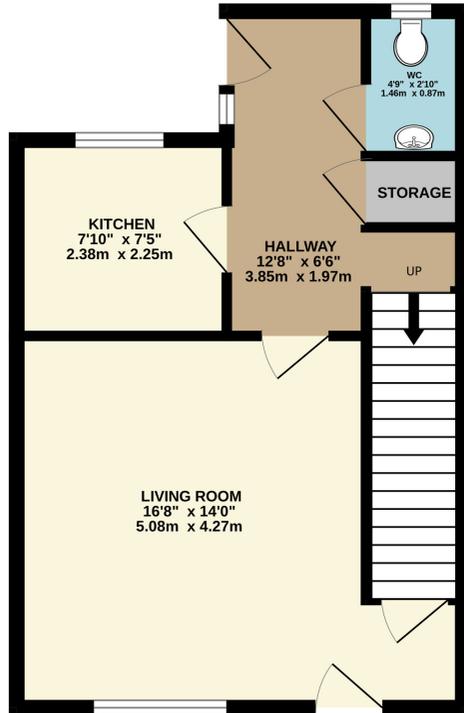
Garden: East facing

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

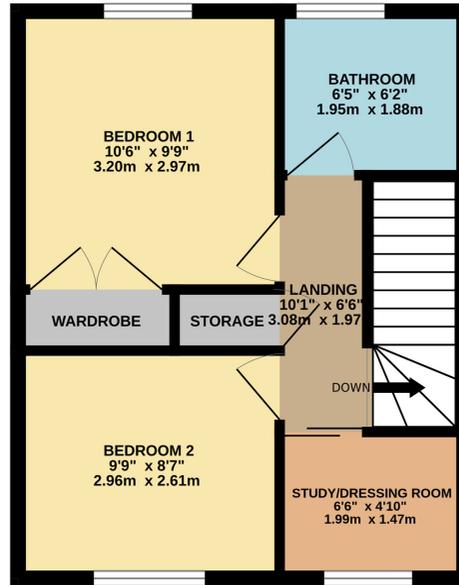
Local Authority: Dorset Council

Council Tax Band:

GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

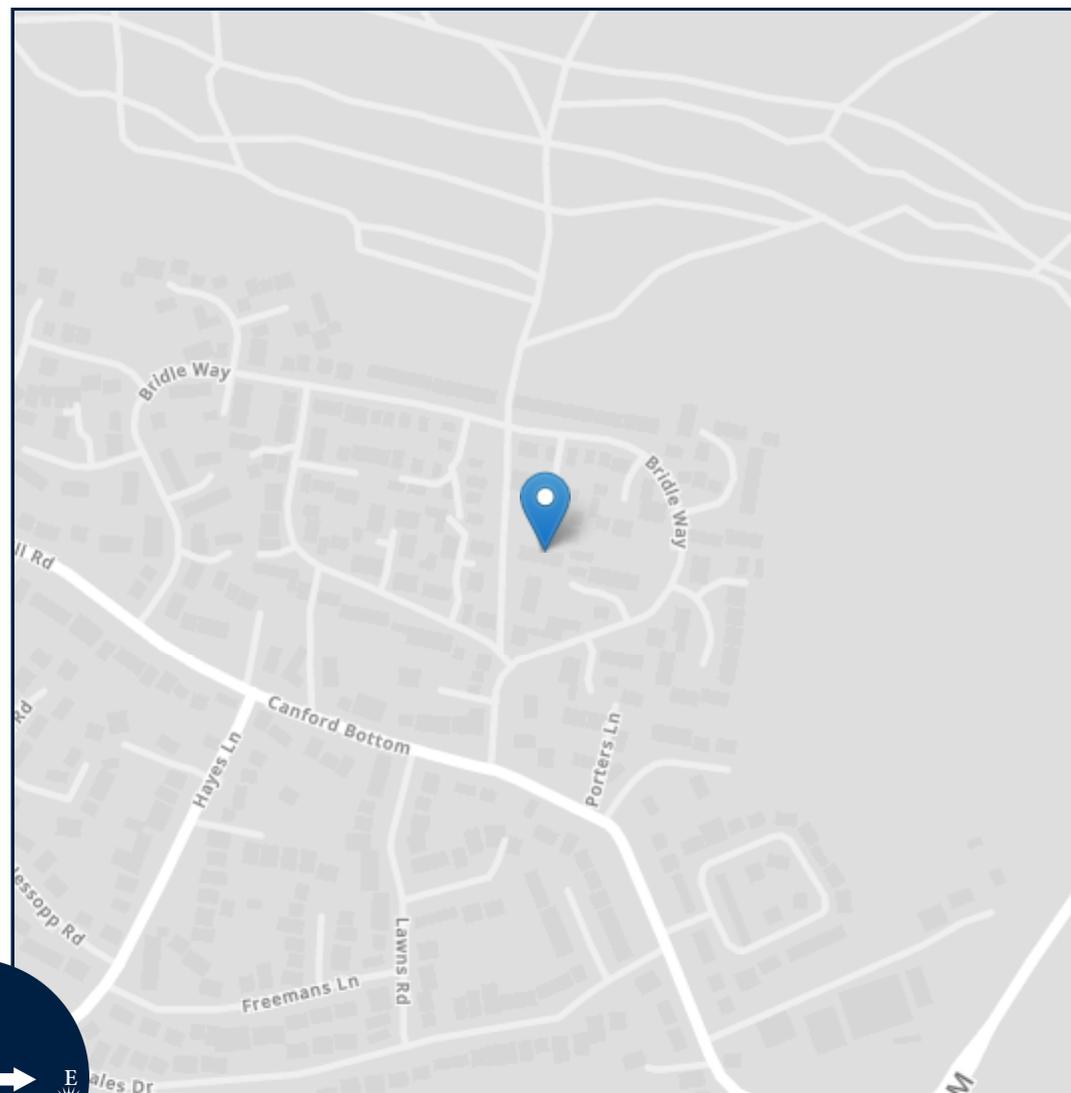
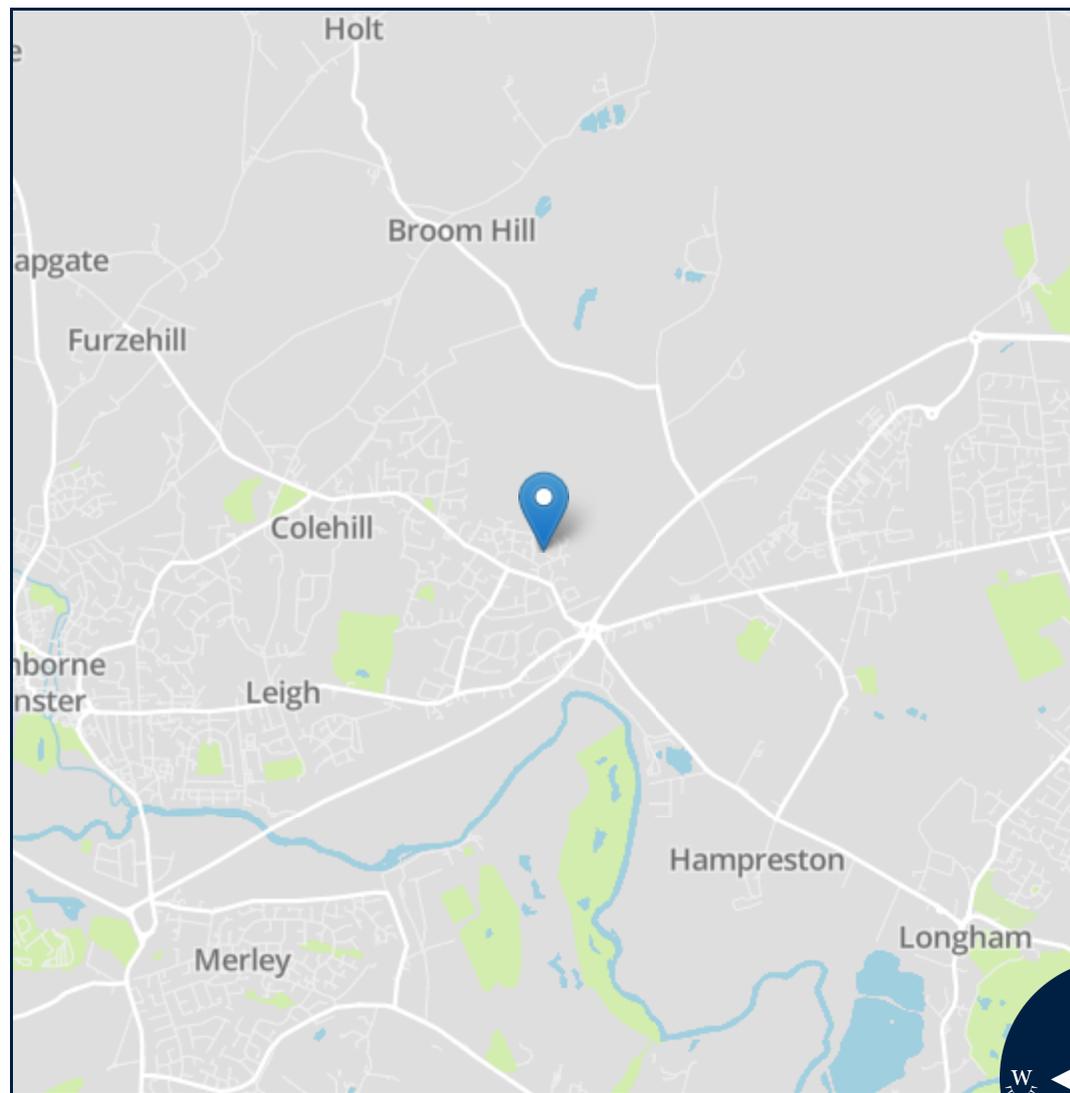


1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 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+) <b>A</b>	
(81-91) <b>B</b>	88
(69-80) <b>C</b>	
(55-68) <b>D</b>	67
(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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