



Asking Price

£269,950

Freehold

CUTHBURY GARDENS, WIMBORNE BH21 1YA



- ◆ TERRACED HOUSE
- ◆ TWO DOUBLE BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ DOUBLE GLAZED THROUGHOUT

A two bedroom, mid-terraced house close to the town centre, boasting two allocated parking spaces, westerly aspect rear garden, double glazing throughout and being offered without a forward chain.

Property Description

Cuthbury Gardens is positioned on the westerly edge of Wimborne Town Centre and offers a variety of houses built in the mid 1980's. This particular property is situated within a quiet quad of properties and the accommodation comprises of a living room and kitchen to the ground floor, and there are two double bedrooms and bathroom to the first floor. The property has been double glazed throughout and has electric night storage heating.

Gardens and Grounds

The rear garden is primarily laid to a kept lawn and there is a patio spanning the rear elevation of the home. There is a garden gate denoting access on the rear boundary.

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: 594 sq ft (55.2 sq m)

Heating: Night storage

Glazing: Double glazed

Parking: 2 allocated off road parking spaces

Garden: West facing

Loft: 50% boarded. Ladder installed.

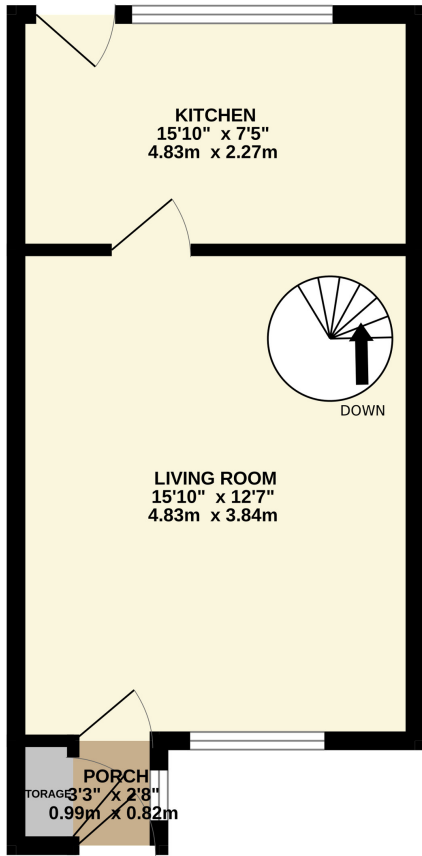
Main Services: Electric, water, drains, telephone

Local Authority: Dorset Council

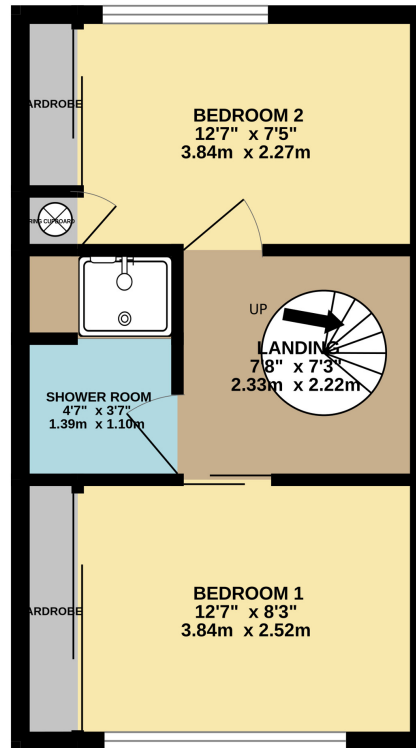
Council Tax Band: C



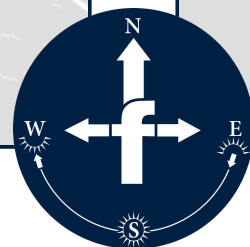
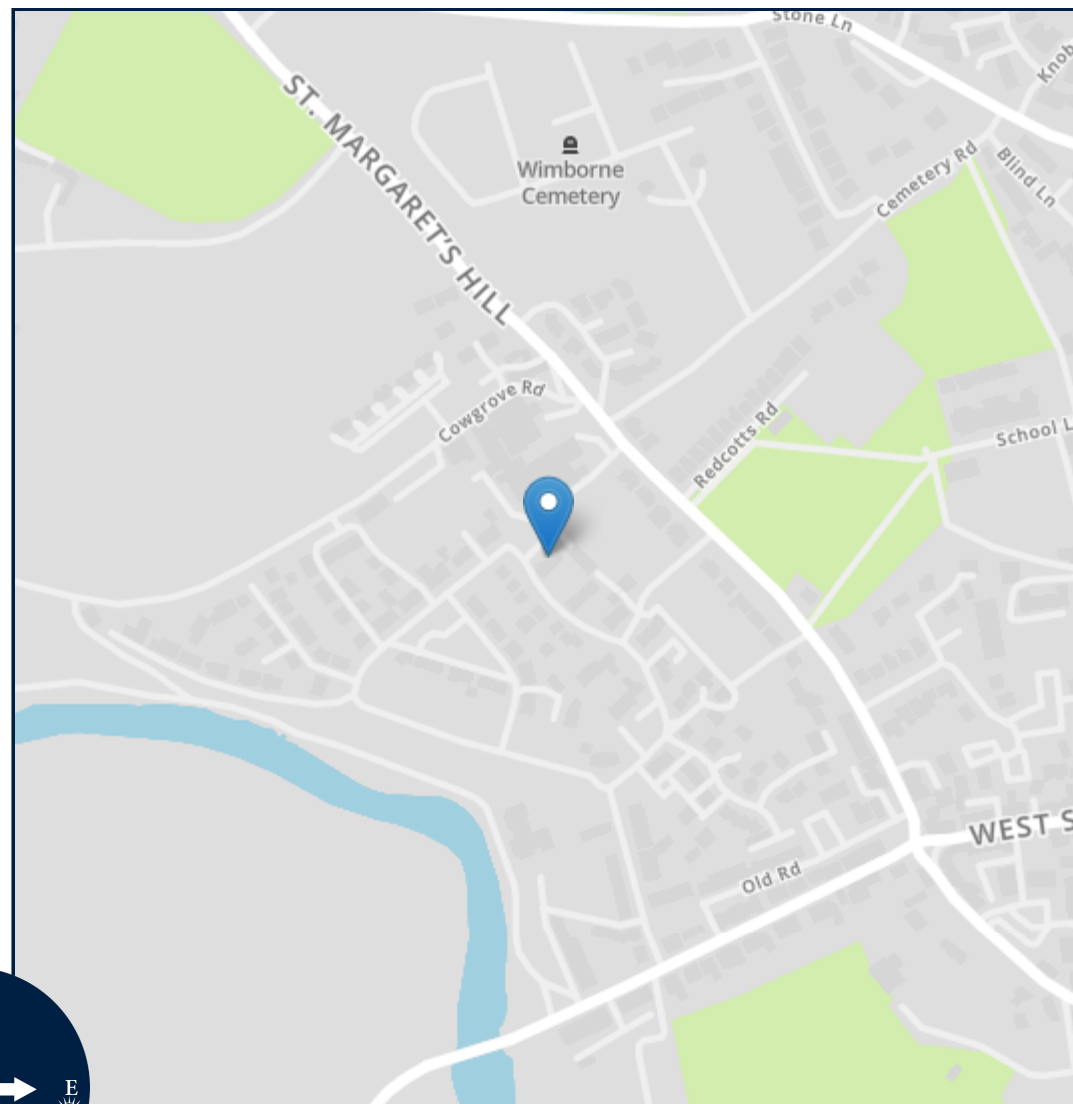
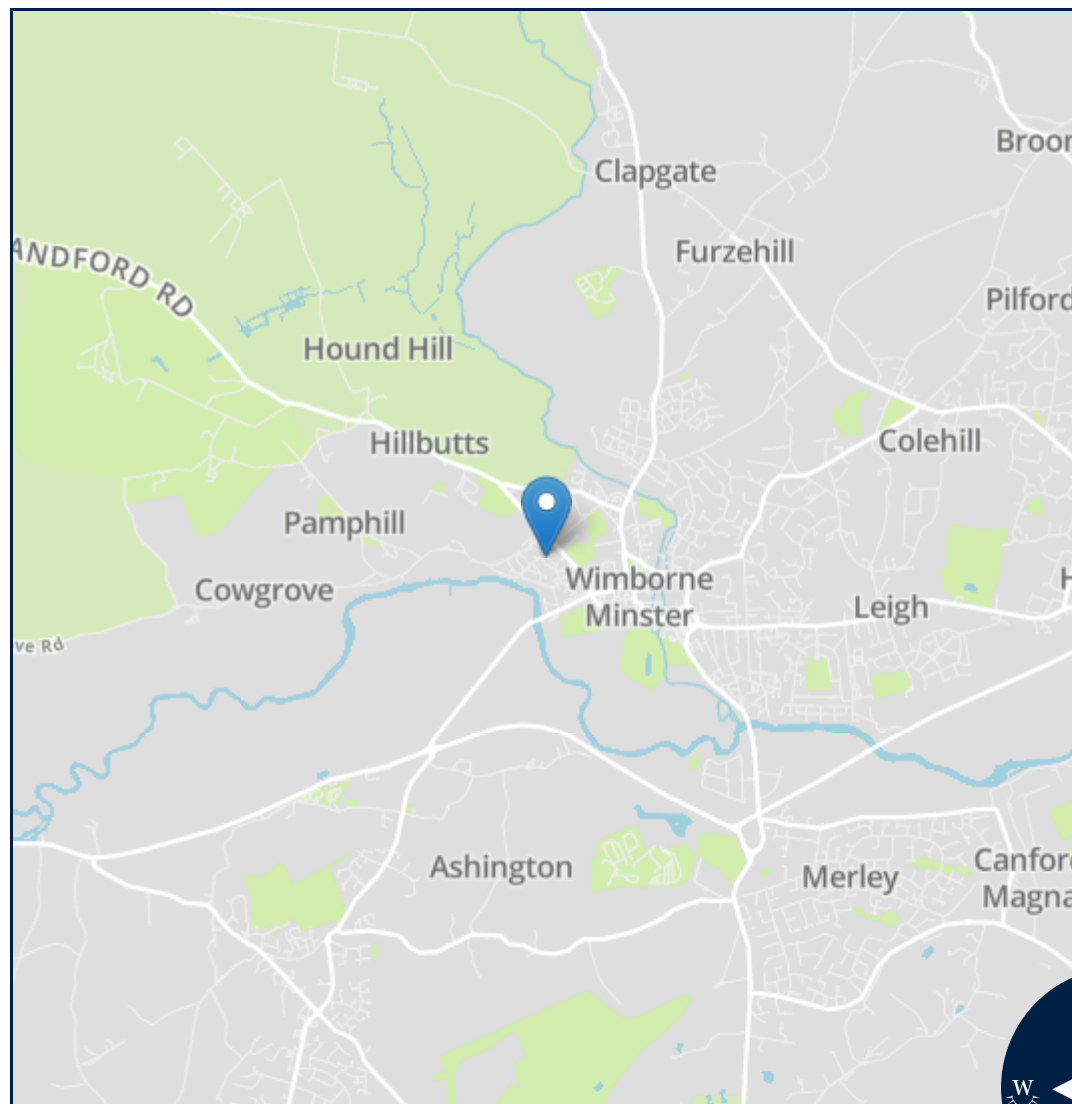
GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



FIRST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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	95
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	66

England, Scotland & Wales

EU Directive 2002/91/EC



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