



Asking Price

£585,000

GREENHILL CLOSE, WIMBORNE BH21 2RQ

Freehold



- ◆ SEMI-DETACHED HOUSE
- ◆ THREE DOUBLE BEDROOMS
- ◆ IMMACULATE THROUGHOUT
- ◆ NO FORWARD CHAIN
- ◆ INTEGRAL SINGLE GARAGE
- ◆ GARDEN ROOM WITH LANTERN
- ◆ SOUTH FACING REAR GARDEN
- ◆ SOLE AGENTS

A charming, warm and welcoming cottage style property presented in immaculate condition and boasting three double bedrooms, two reception rooms, integral garage, southerly facing garden and being offered without a forward chain.

Property

Bradbury Cottage sits towards the head of Greenhill Close which is nestled on the edge of Colehill, close to Wimborne town centre. The home has been sympathetically extended and renovated by its late owners and offers warm and charming accommodation which comprises of a modern fitted kitchen, formal living room, purpose built garden room with ceiling lantern, utility room and cloakroom to the ground floor and there are three double bedrooms, a family bathroom and an en- suite shower room to the first floor. The property is entirely double glazed throughout, benefits from gas fired heating and there is a feature fireplace with working fire in the formal living room.





Garden and Grounds

The front garden is primarily laid to a dressed gravel driveway suited to three vehicles and this in turn gives access to the attached single garage which has an electrically operated up and over style door. The rear garden is very well stocked with a variety of mature shrubs hedges and kept flower beds. Spanning the rear elevation of the home is flagstone style patio ideal for outside entertaining and the majority of the garden is laid to a kept lawn. Towards the rear elevation there is a purpose built wooden garden room.

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 dating back over 50 years 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: Approx 1434 sq ft (133.2 sq m)

Heating: Gas, vented system

Glazing: Double glazed

Parking: Driveway parking for multiple cars and a single garage

Garden: South facing

Main Services: Gas, electric, water and drains

Local Authority: Dorset Council

Council Tax Band: Band D

Additional Information:

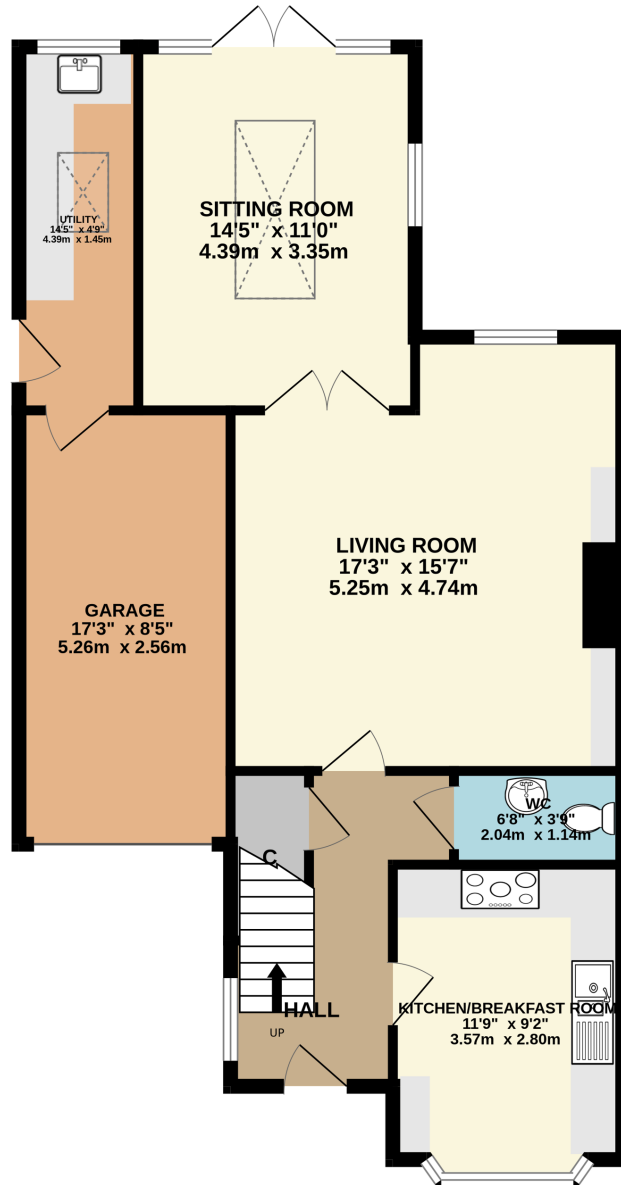
For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

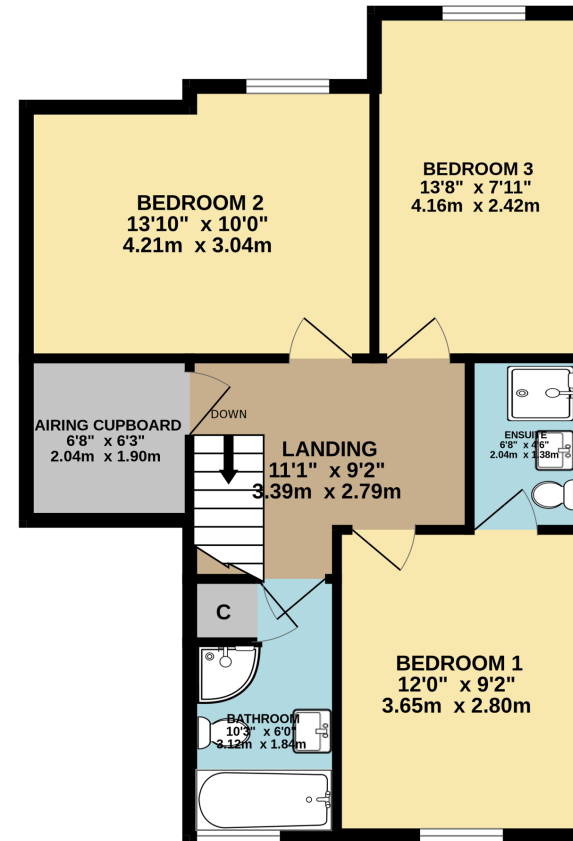


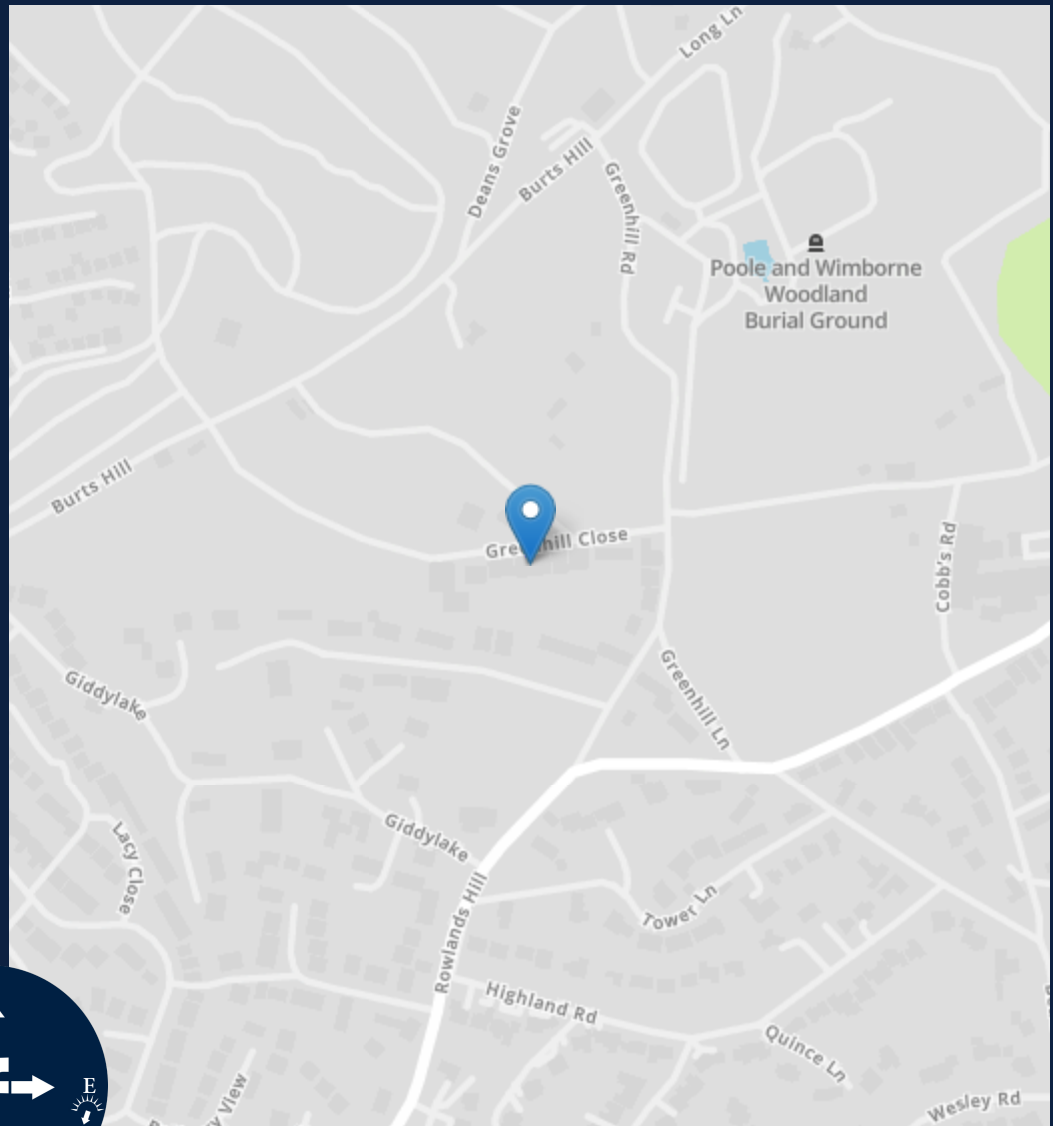
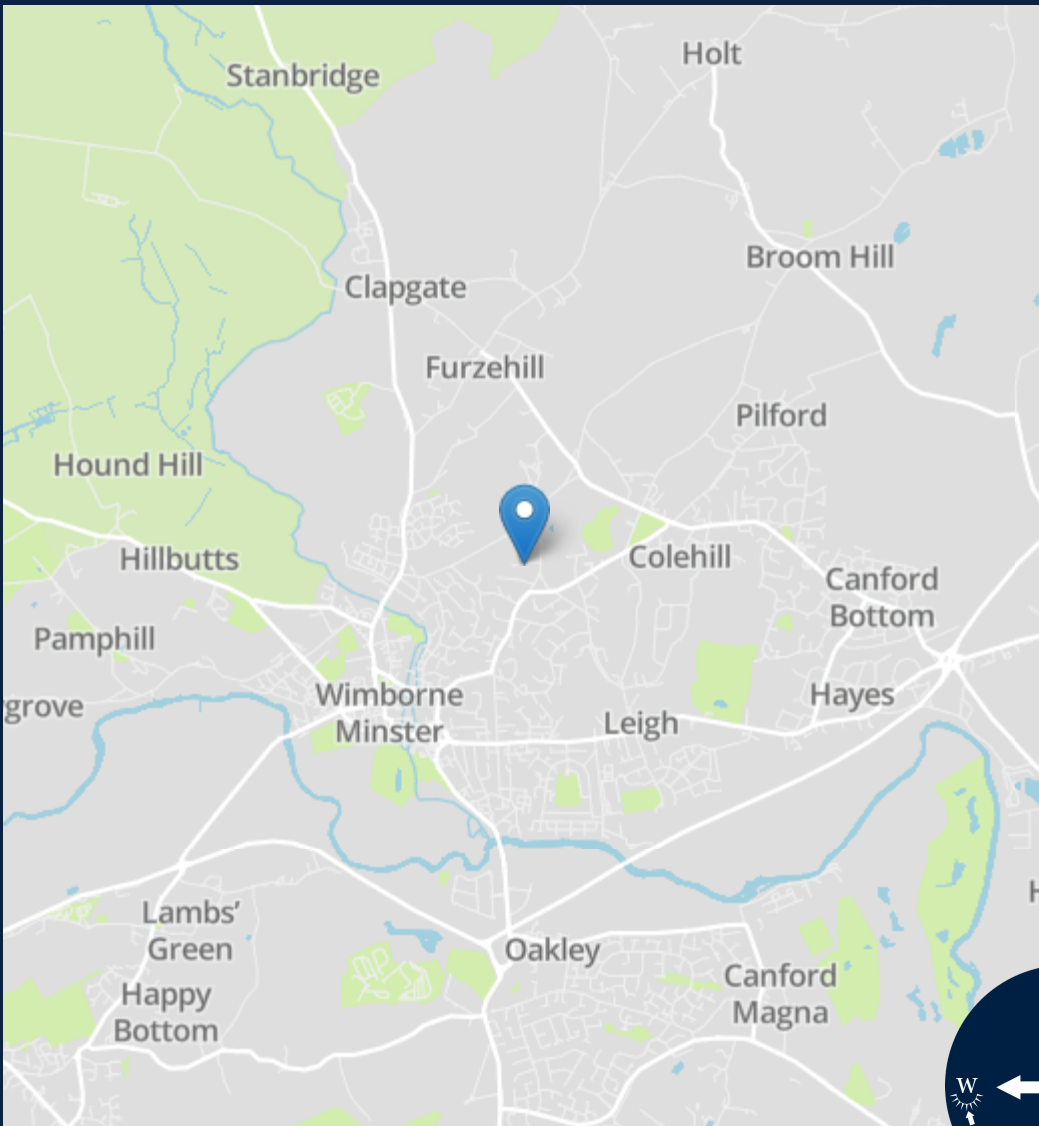


GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000