



Asking Price

£375,000

Freehold

CUTLERS PLACE, WIMBORNE BH21 2HY



- ◆ CORNER PLOT POSITION
- ◆ SCOPE TO EXTEND (STPP)
- ◆ THREE/FOUR BEDROOMS
- ◆ GARAGE AND OFF ROAD PARKING

A deceptive three/four bedroom home that sits in a generous corner plot that offers scope to be able to develop (STPP) as well as providing a garage and off road parking.

Property Description

The home is situated on a generous corner plot that, in our opinion, offers scope to be able to extend the existing home considerably (STPP). The home currently offers an open plan living space, fourth bedroom, kitchen and conservatory to the ground floor, with three bedroom and a family bathroom to the first floor. The home has been double glazed and has gas fired heating.

Gardens and Grounds

The front garden is laid to lawn and there is a pathway to the front door. A wooden garden gate to the right hand side of the home gives access to the rear garden, which is entirely enclosed by a mature hedge and the garden is laid primarily to lawn. There is a gate on the rear boundary that gives access to a driveway and in turn single lock-up garage.

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: 1066 sq ft (99.1 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Front drive

Garden: Rear

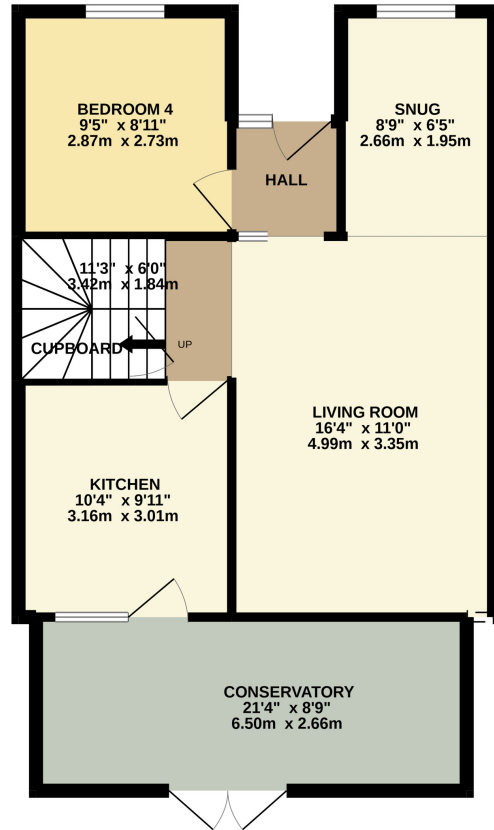
Main Services: Gas, water, electric, drains

Local Authority: Dorset Council

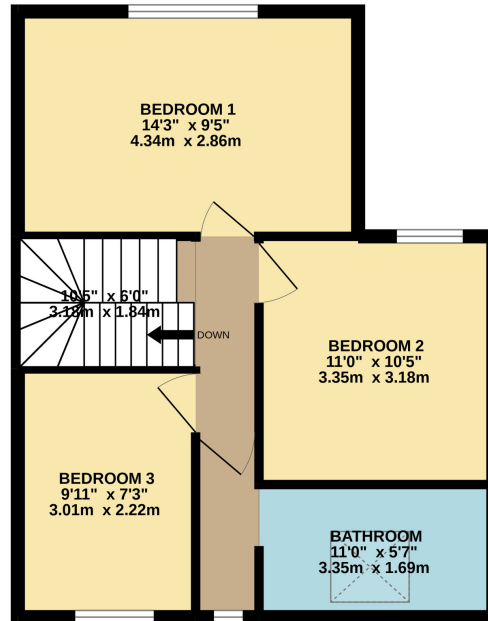
Council Tax Band: C



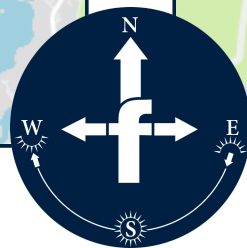
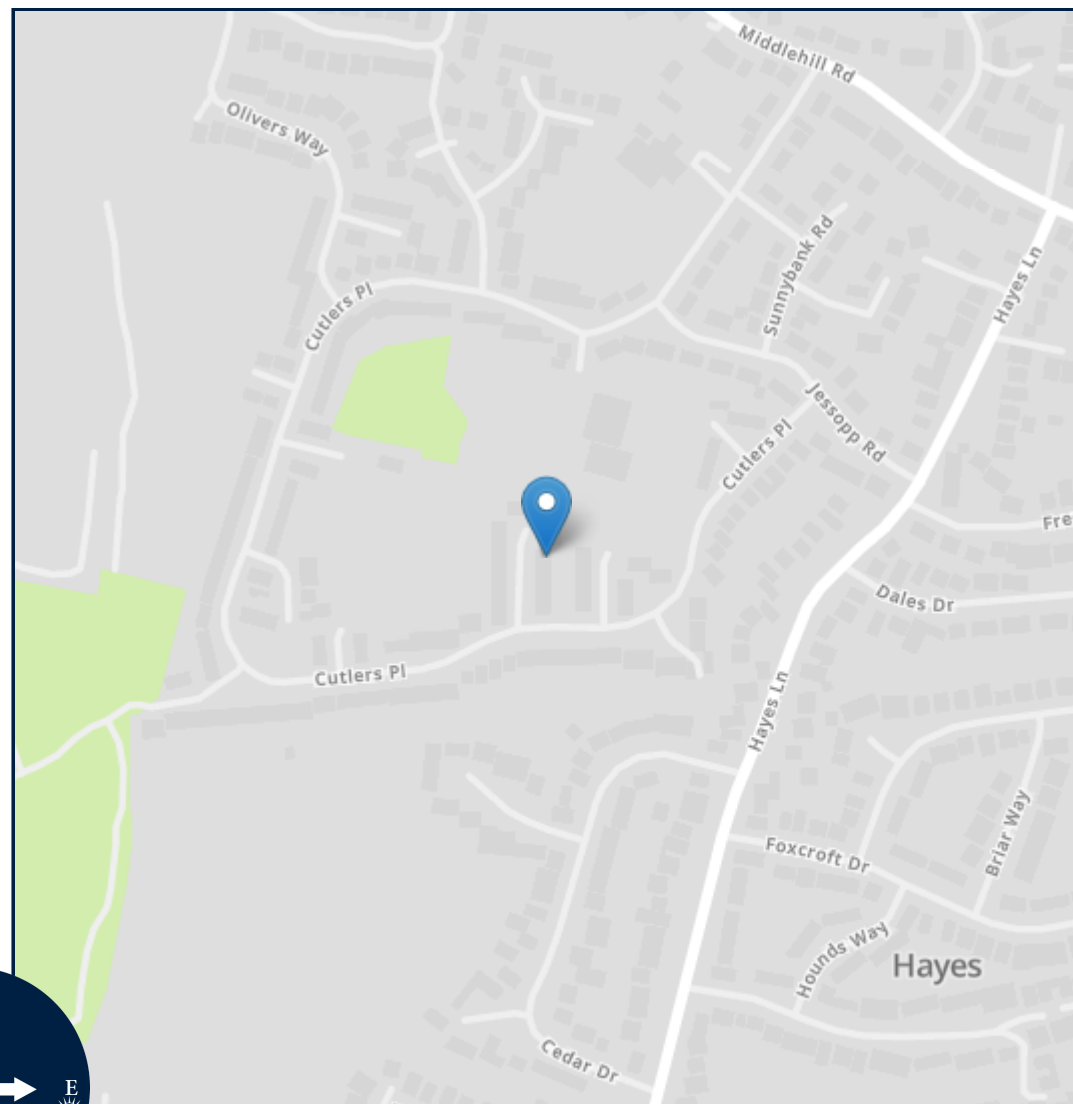
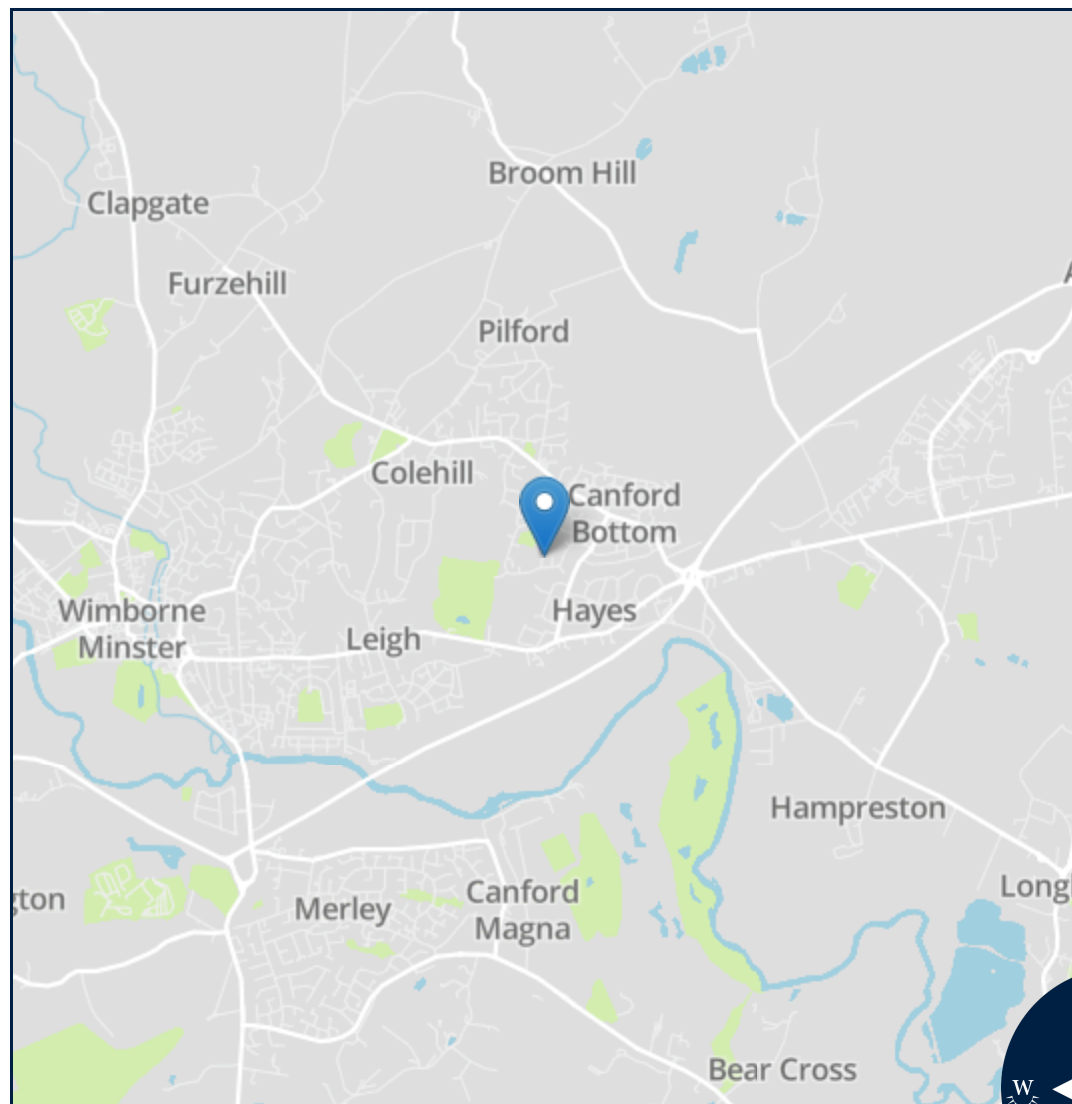
GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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