

Asking Price
£239,950

Leasehold

NEWMANS CLOSE, WIMBORNE BH21 1XA



- ◆ **TWO BEDROOM MAISONETTE**
- ◆ **PURPOSE BUILT**
- ◆ **CLOSE TO TOWN CENTRE**
- ◆ **ALLOCATED OFF ROAD PARKING**

A purpose built, first floor, two bedroom maisonette benefiting from two bathrooms, well proportioned accommodation and within easy reach of Wimborne town centre.

Property Description

The property sits within this development that was completed by Linden Homes in 2007, located along the banks of the River Stour. The development comprises a selection of two and three bedroom properties, with this particular home being positioned in the central section of the principal block. The accommodation boasts a generous living room with Juliette balcony, family bathroom and modern fitted kitchen to the first floor and there are two double bedrooms to the first floor with an en-suite shower room serving the principle bedroom. Furthermore, the home benefits from being double glazed throughout and has gas fired heating.

Gardens and Grounds

There is a communal central courtyard.

Length of Lease: 155 years from 1 December 2004.
£507.65 per annum paid six monthly.

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. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, 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: 989 sq ft (91.9 sq m)

Heating: Gas fired (combi)

Glazing: Double glazed

Parking: Casual allocated off road parking

Garden: N/A

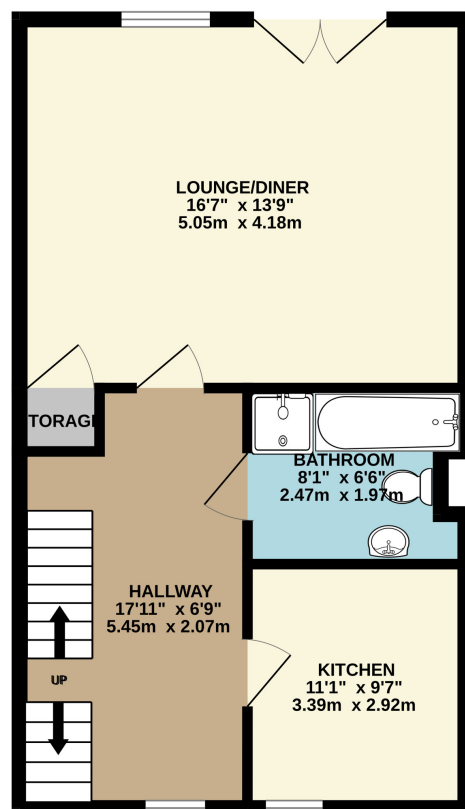
Main Services: Electric, water, gas, telephone, drains

Council Tax Band: C

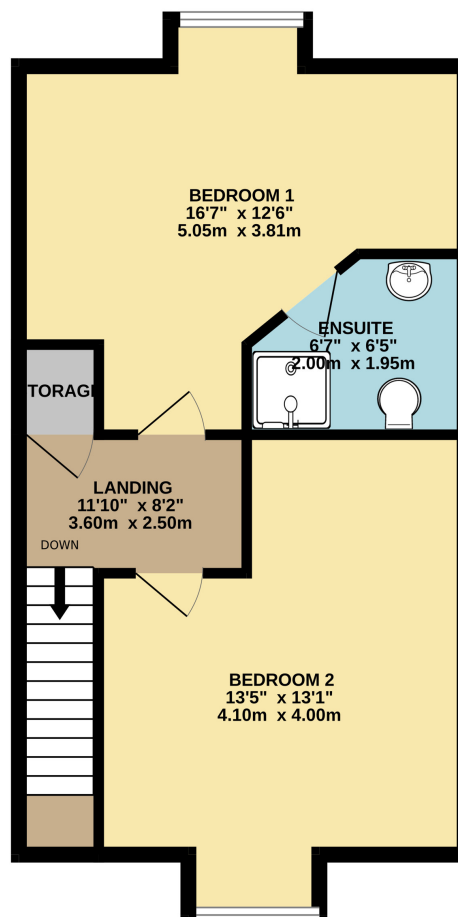
Local Authority: Dorset Council



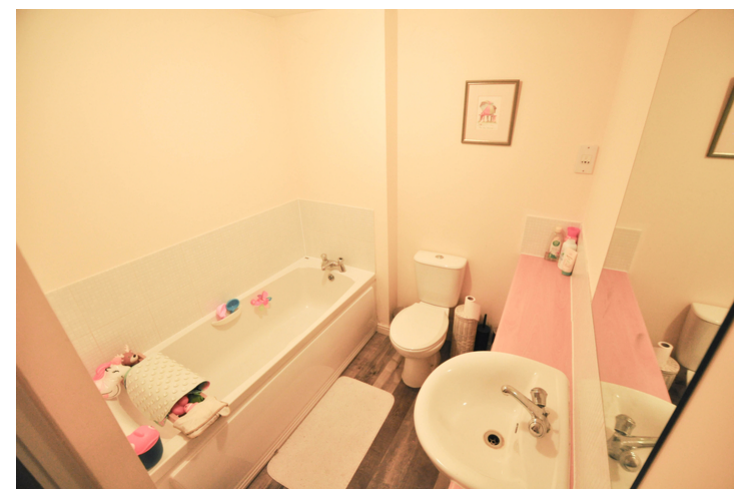
GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.

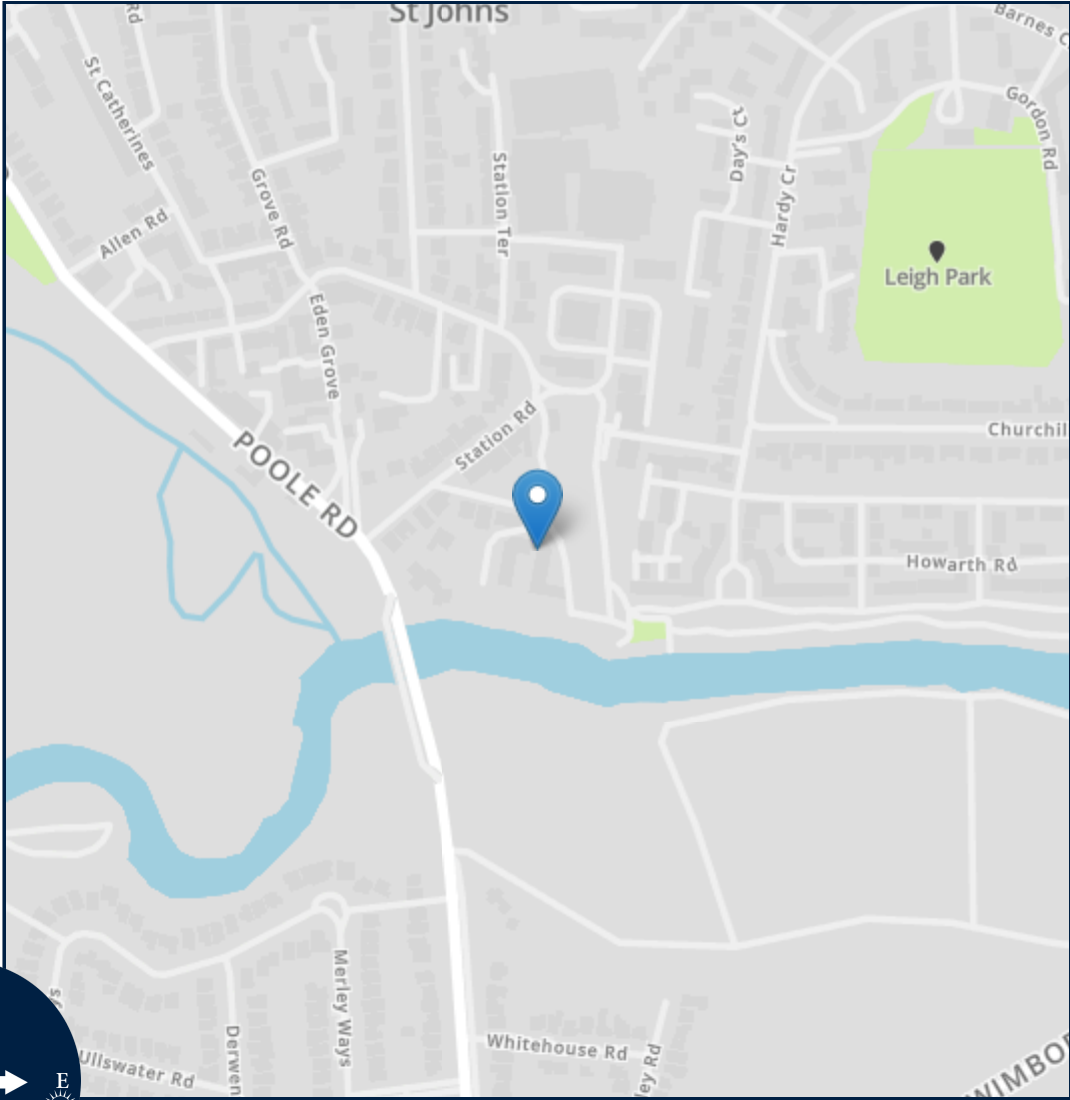
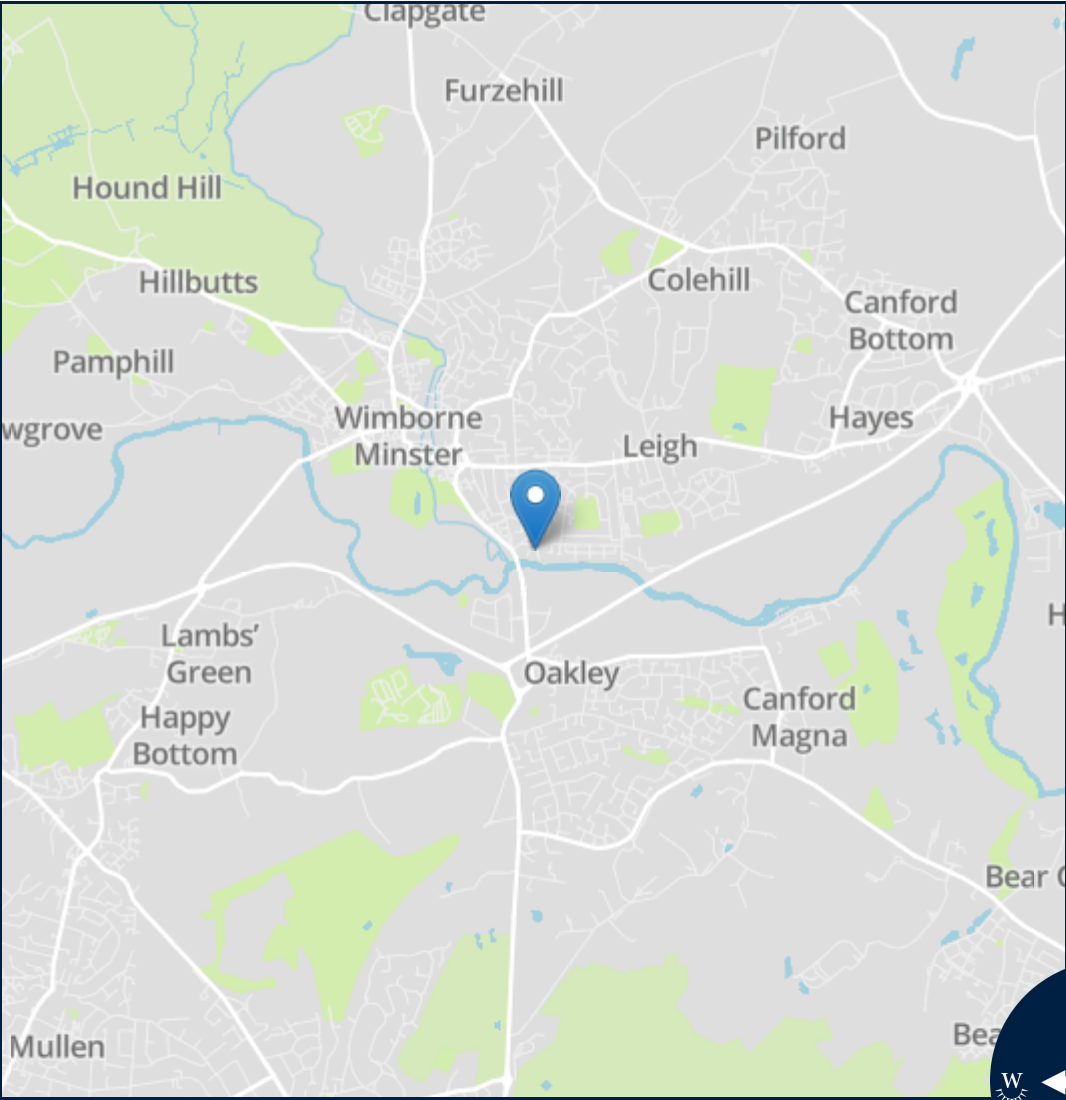


1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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		
(69-80) C	78	79
(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		



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