



Asking Price
£450,000

CANFORD MAGNA, WIMBORNE BH21 3AE

Freehold



- ◆ COURTYARD STYLE PROPERTY
- ◆ TWO DOUBLE BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ IMMACULATE WALLED GARDEN
- ◆ TWO BATHROOMS
- ◆ CONSERVATORY
- ◆ GAS HEATING
- ◆ SOLE AGENTS

A charming, courtyard style, two bedroom home benefiting from a conservatory, walled garden, secure lockup garage and being offered without a forward chain.

Property Description

Magna Court, formally a boarding house to the Canford School, was developed in the 1980's and now comprises of seven properties arranged in a courtyard style environment. This particular property is centrally positioned within the development and the accommodation comprises a living room, kitchen, utility room, conservatory and shower room to the ground floor, and two double bedrooms and family bathroom to the first floor. The home also benefits from gas fired heating and double glazing and is being offered without a forward chain.





Gardens and Grounds

The rear garden features an edged lawn with immaculately kept borders and the boundaries are brick built creating a private, walled garden environment. There is a garden gate denoting access from the pathway adjacent to the side elevation of the home and within the communal courtyard there is a secure lockup garage with power and light and electrically controlled up and over style garage door.

£400 paid per 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 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: 820 sq ft (76.2 sq m)

Heating: Gas fired (Vented)

Glazing: Double glazed

Parking: Garage

Garden: West facing

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

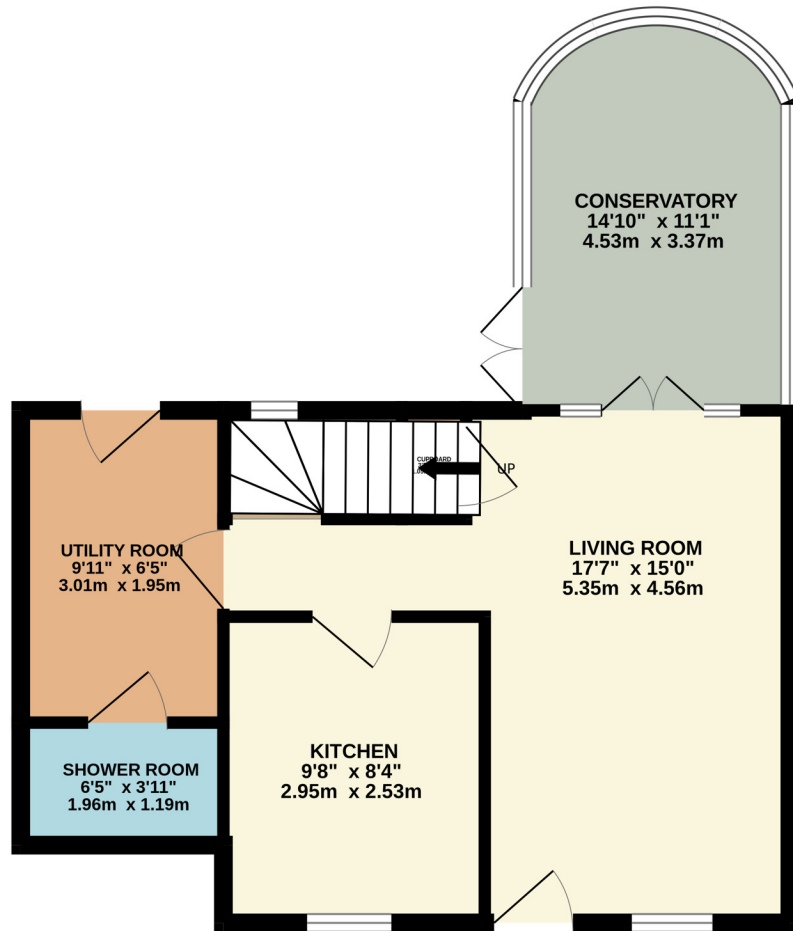
Local Authority: BPC Council

Council Tax Band: F

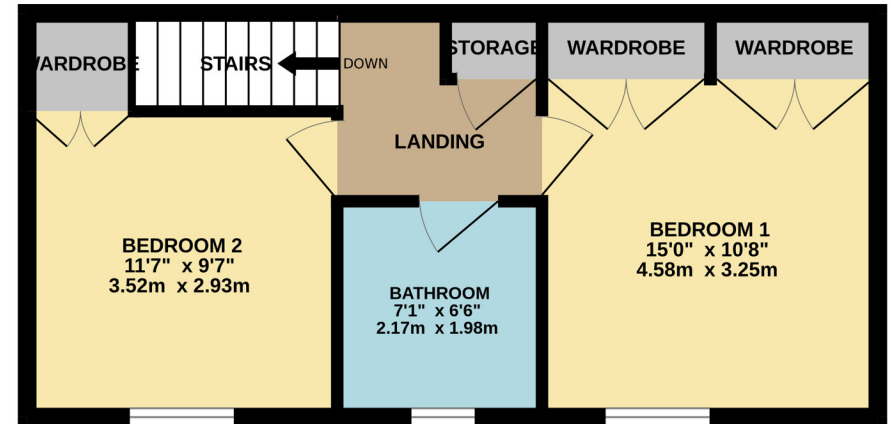




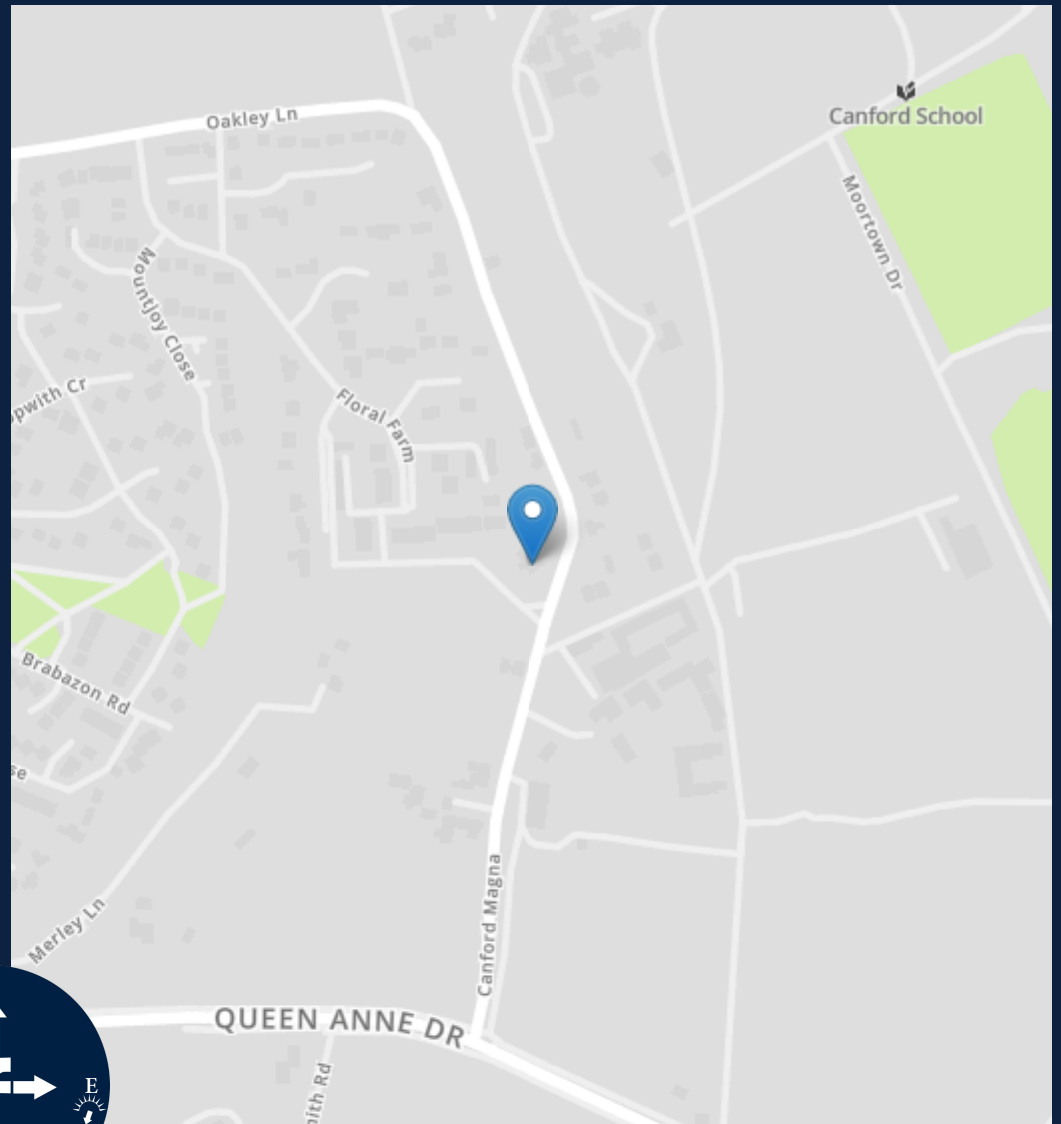
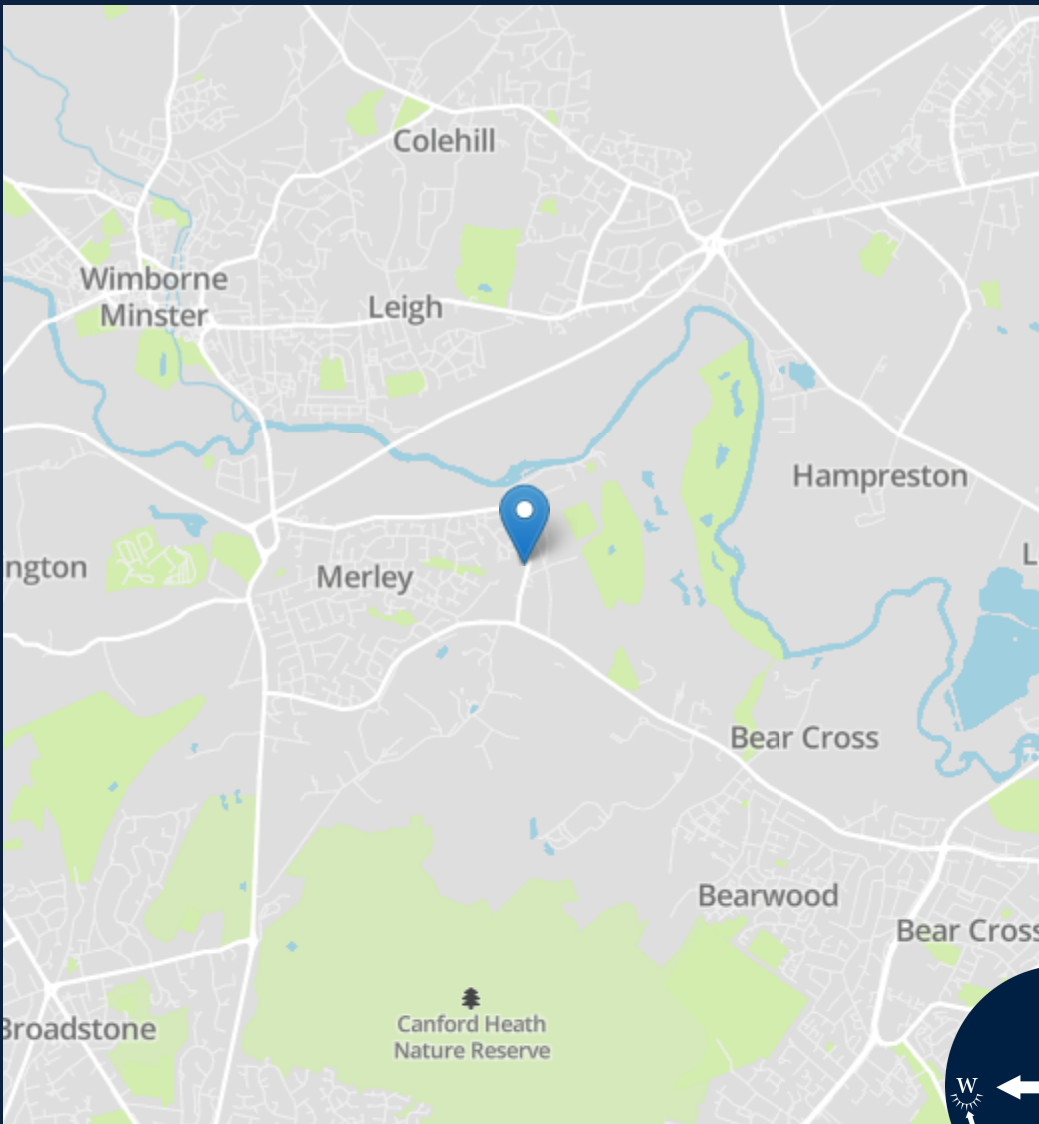
GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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	
A (92+)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
58	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000