



£2,000 pcm

Freehold

KING GARDENS, WIMBORNE BH21

-  3
-  1
-  2
-  2
-  1

- ◆ SEMI-DETACHED HOUSE
- ◆ TWO/THREE BEDROOMS
- ◆ IMMACULATE THROUGHOUT
- ◆ AVAILABLE FEBRUARY

A semi-detached, two/three bedroom home being offered unfurnished and presented in immaculate condition available for let from the beginning of February.

## Description

The property is positioned within the new development of Quarter Jack Park and the accommodation comprises of a double aspect living room, kitchen breakfast room and cloakroom to the ground floor with three bedrooms, two of which are doubles, family bathroom and en-suite facility to the first floor. The third bedroom has been extensively furnished with wardrobes and is ideally suited as a dressing room and the home benefits from being double glazed throughout as well having gas fired heating.

## Outside

The rear garden is primarily laid to lawn and there is a paved area spanning the rear elevation of the home. Towards the rear boundary there is a garden gate which provides access to off road parking facility which is suited to two vehicles.

## 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: 806 sq ft (74.9 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Two spaces

Garden: South facing

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

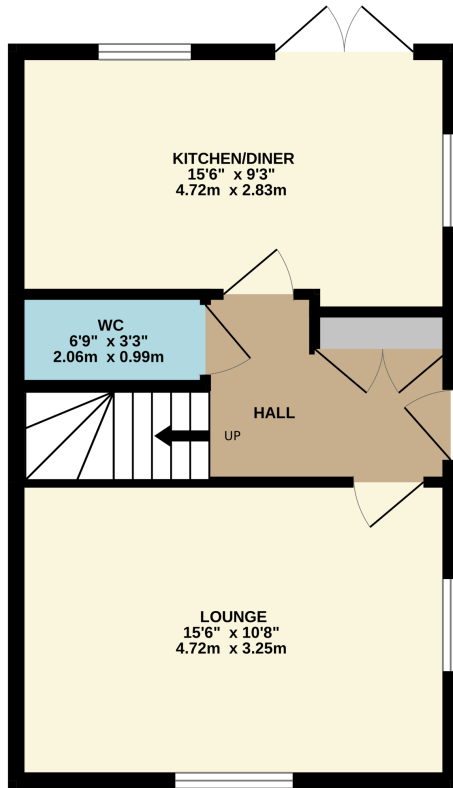
Local Authority: Dorset Council

Council Tax Band: D

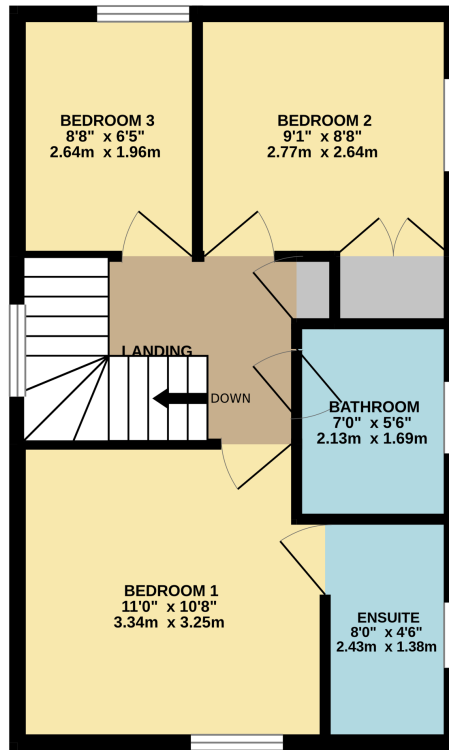




GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.

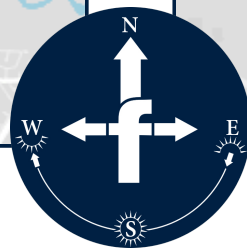
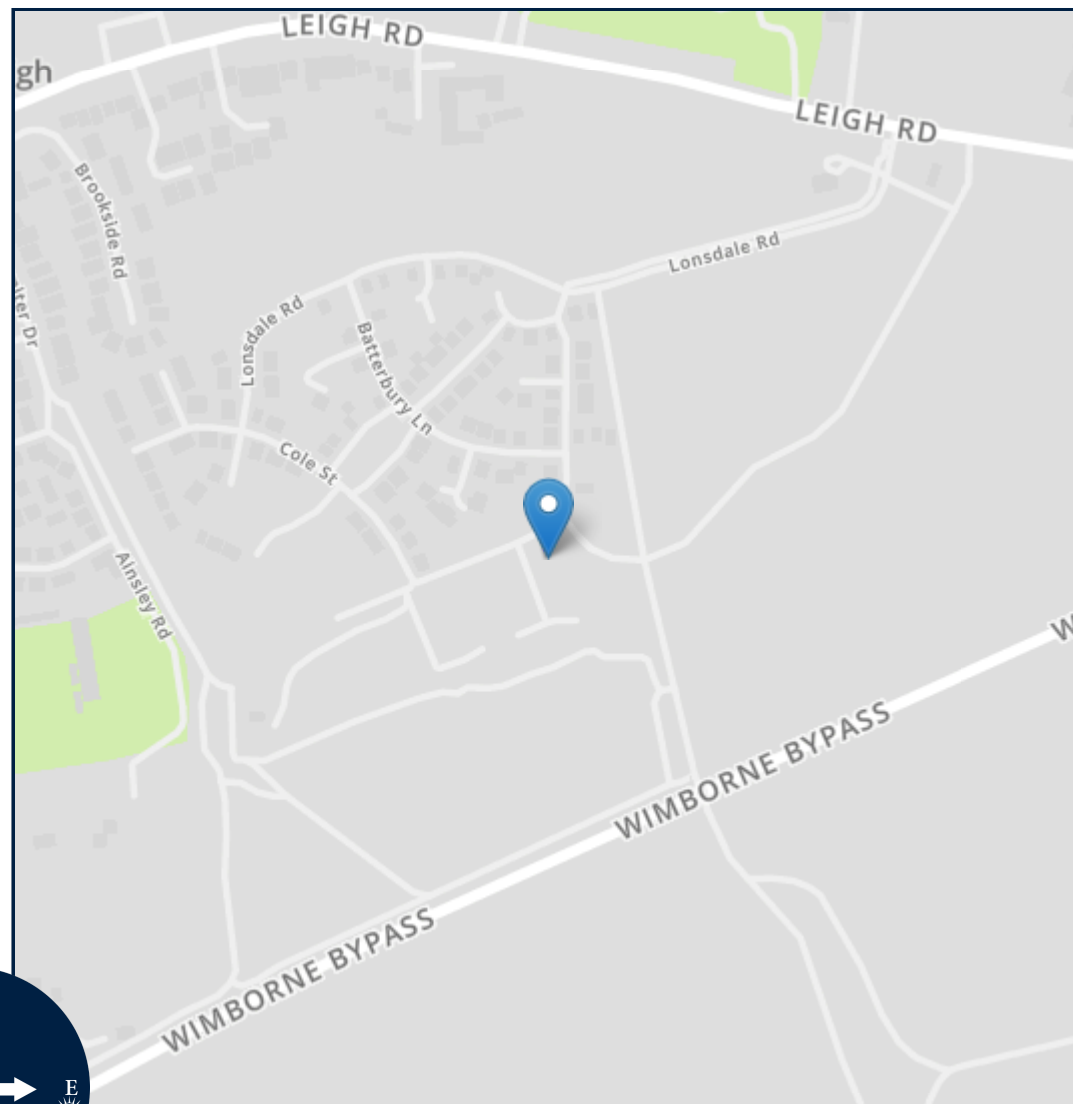
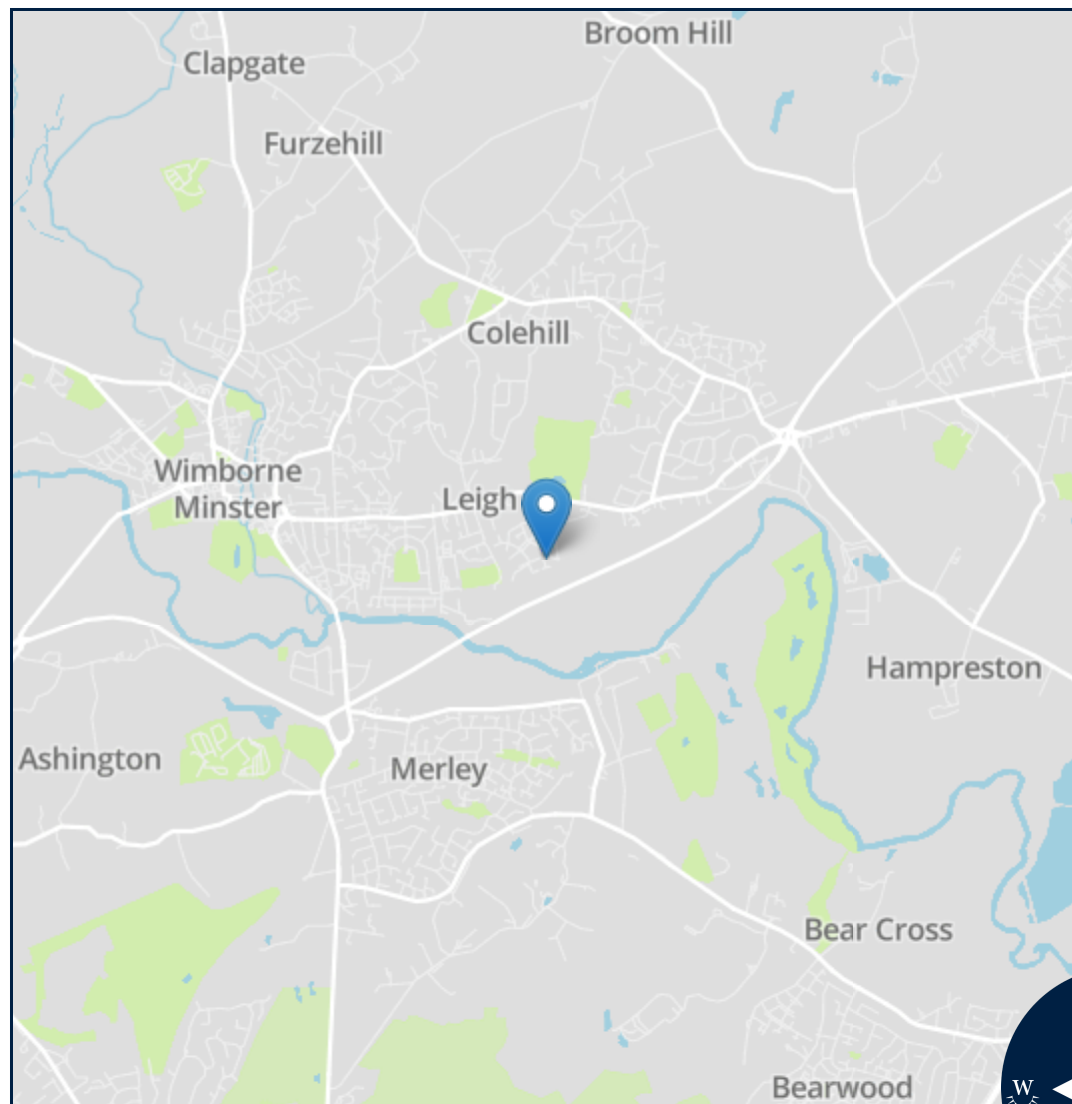


1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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+)	<b>A</b>		96
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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