



Asking Price

£373,500

Freehold

SELKIRK CLOSE, WIMBORNE BH21 1TP



- ◆ MID TERRACED HOUSE
- ◆ THREE DOUBLE BEDROOMS
- ◆ TWO BATHROOMS
- ◆ WESTERLY FACING GARDEN

A well presented, three bedroom, mid-terrace home within the heart of Merley, boasting a conservatory, modern fitted kitchen and two bathrooms and a garden.

Property Description

Selkirk Close is positioned within the heart of Merley, close to the shopping parade and doctor's surgery. The accommodation comprises an open plan lounge/dining room, purpose built, modern fitted kitchen and shower room to the ground floor and there are three double bedrooms, a store room and family bathroom to the first floor. Furthermore, the property benefits from being entirely double glazed and offers gas fired heating.

Gardens and Grounds

The front garden is set to flower beds and borders with individual lawned areas fronting the property. There is a hard standing to the side of the property which can be used as a storage area. The rear garden has a west facing orientation and consists of a spacious patio, ideal for al fresco dining and entertaining, and there is a kept lawn with a path leading to tiered decking at the end of the garden.

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: 1119 sq ft (104 sq m)

Heating: Gas fired (vented)

Glazing: Double glazed

Parking: N/A

Loft: No ladder installed. 25% boarded

Garden: West facing

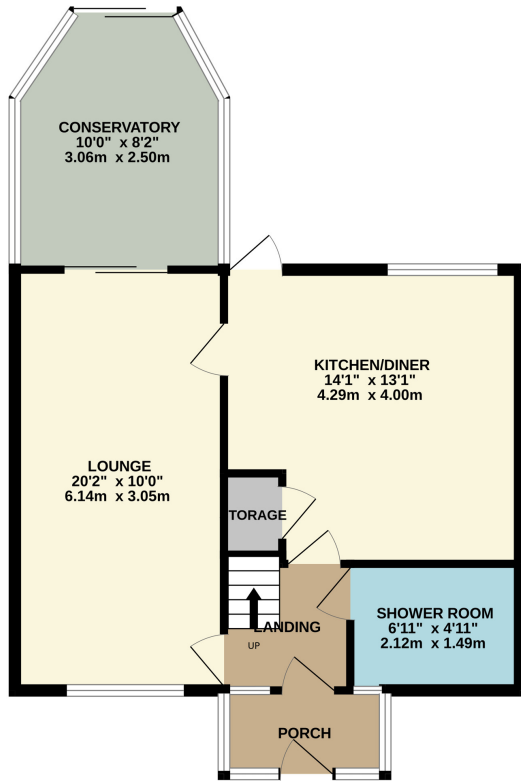
Main Services: Electric, water, gas, drains, telephone

Local Authority: BCP Council

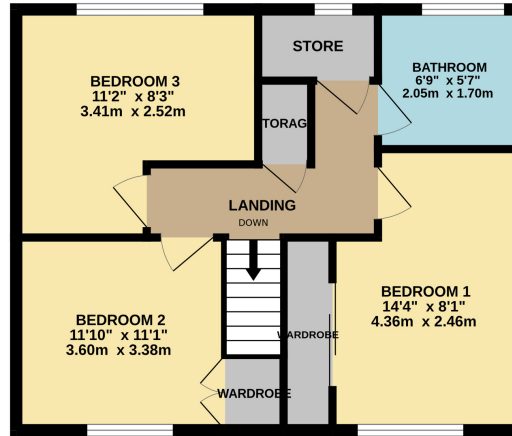
Council Tax Band: C



GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.

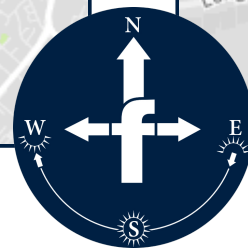
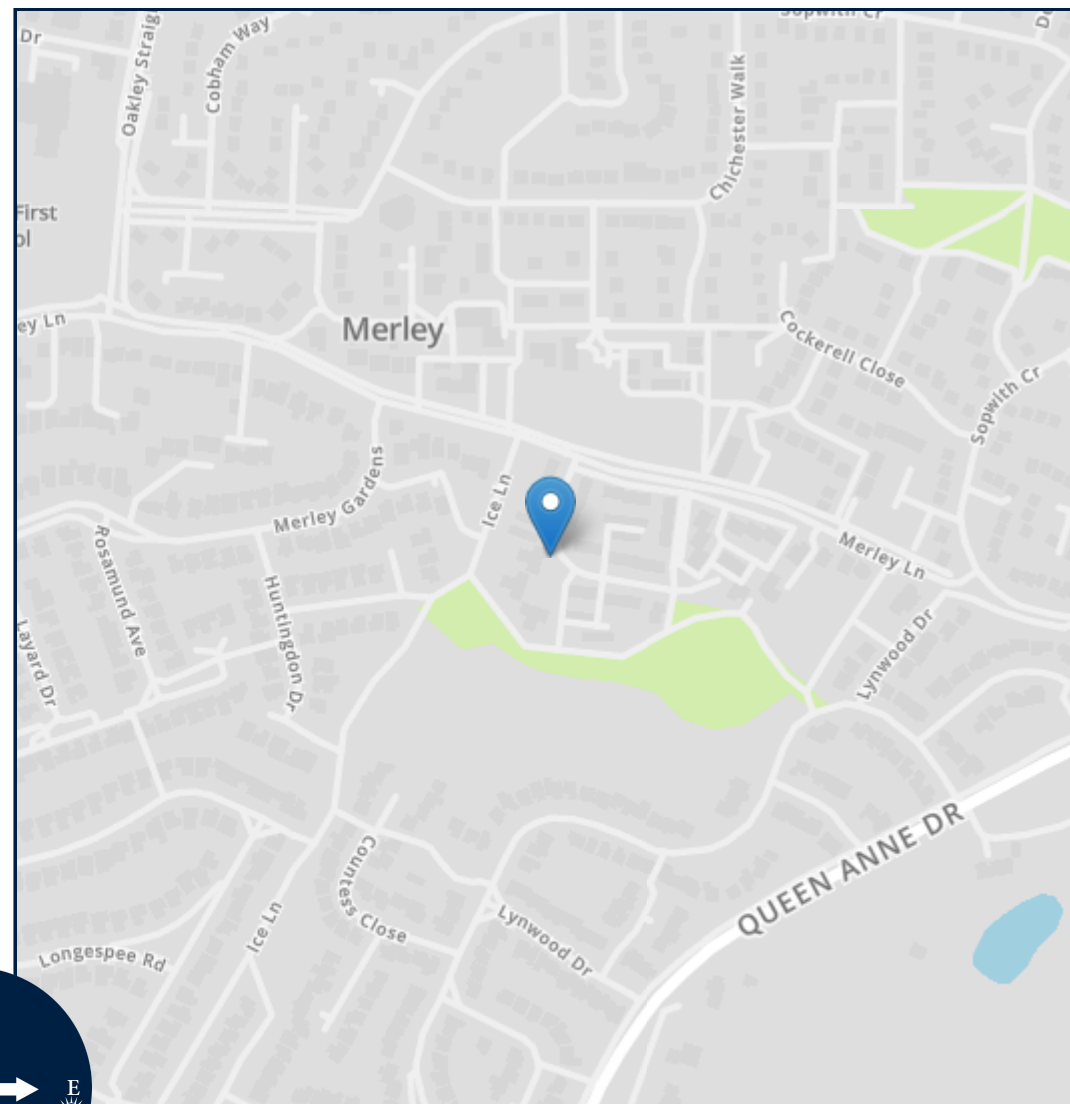
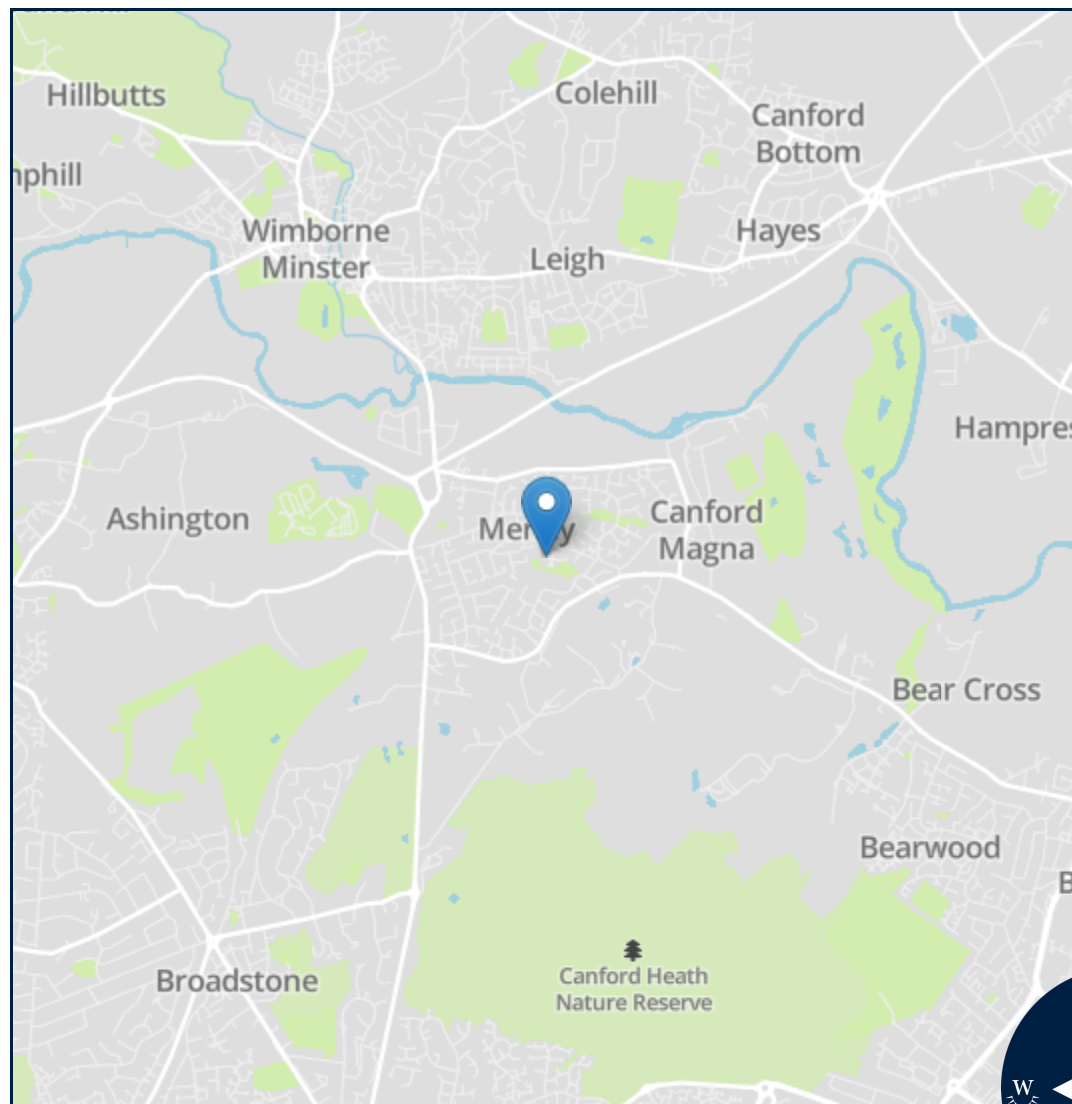


1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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+)	89
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
72	

England, Scotland & Wales

EU Directive 2002/91/EC



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