

*Asking Price*

**£450,000**

GREENHAYS RISE, WIMBORNE BH21 1HZ

Freehold







- ◆ TOWN CENTRE POSITION
- ◆ TWO DOUBLE BEDROOMS
- ◆ GENEROUS OFF ROAD PARKING
- ◆ SECURE LOCK UP GARAGE
- ◆ DOUBLE GLAZED AND GAS FIRED HEATING
- ◆ MODERN FITTED KITCHEN
- ◆ SOLE AGENTS
- ◆ GUEST ROOM

A well presented, two bedroom, two reception room, end of terrace house situated in the heart of Wimborne, benefiting from a purpose-built conservatory as well as a secure lockup garage and a generous amount of off road parking.

### Property Description

A well presented end of terrace house positioned in a quiet residential cul de sac on a slightly elevated plot which is within easy reach of Wimborne Town Centre with its wealth of entertainment and shopping amenities. The accommodation comprises an open plan lounge/dining room, modern fitted kitchen and purpose built conservatory to the ground floor with two double bedrooms, guest room and family bathroom to the first floor. The home has also been double glazed throughout, boasts gas fired heating and the kitchen offers a high specification of finishes including quartz worktops, Neff induction hob, dishwasher, water softener and an integrated fridge/freezer.









## Gardens and Grounds

The front garden is laid to lawn with well stocked flower beds and paved steps lead to the front door. To the side of the property there is off road parking suited to three vehicles and a garden gate denotes access to the rear garden. The rear garden is stepped and has been hard landscaped to create an ornate courtyard style environment. There are a variety of planted beds and mature shrubs as well as an outside tap, two electrical points, wood built garden shed and small pond. Adjacent to the terrace is a garage block where there is a secure lock up garage conveyed with the home as well as a further off road parking space.

## 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, 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, Tivoli theatre and riverside walks 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.



Size: 786 sq ft (73.0sq m)

Heating: Gas fired (Vented) serviced annually

Glazing: Double glazed

Loft: Ladder installed & 75% boarded. Lighting.

Garden: East facing

Parking: Parking 4 cars & single garage in block

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

Local Authority: Dorset Council

Council Tax Band: C

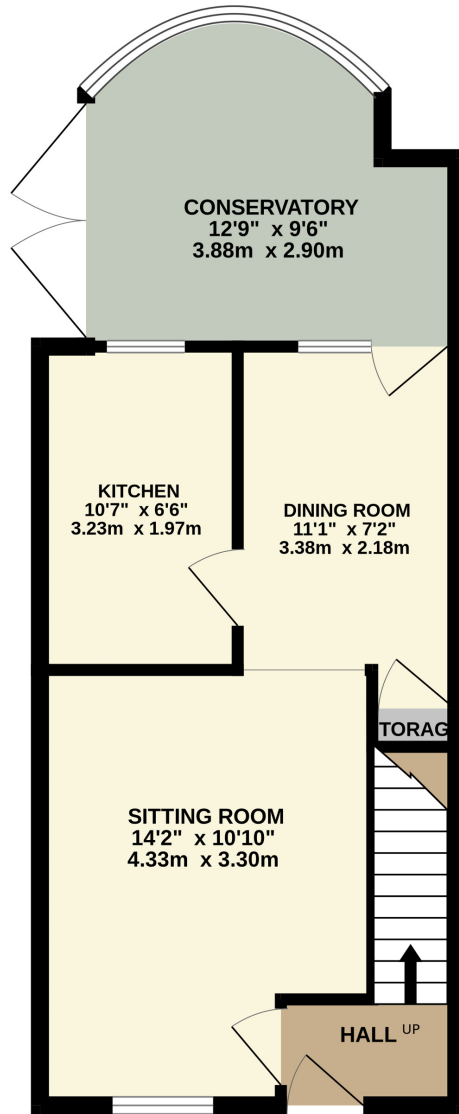




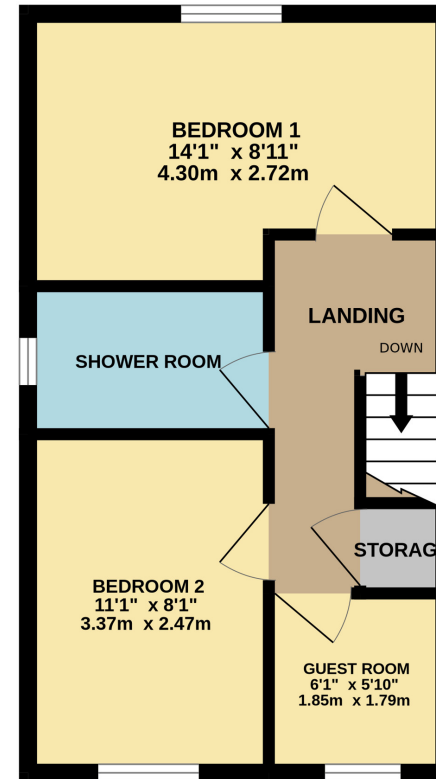




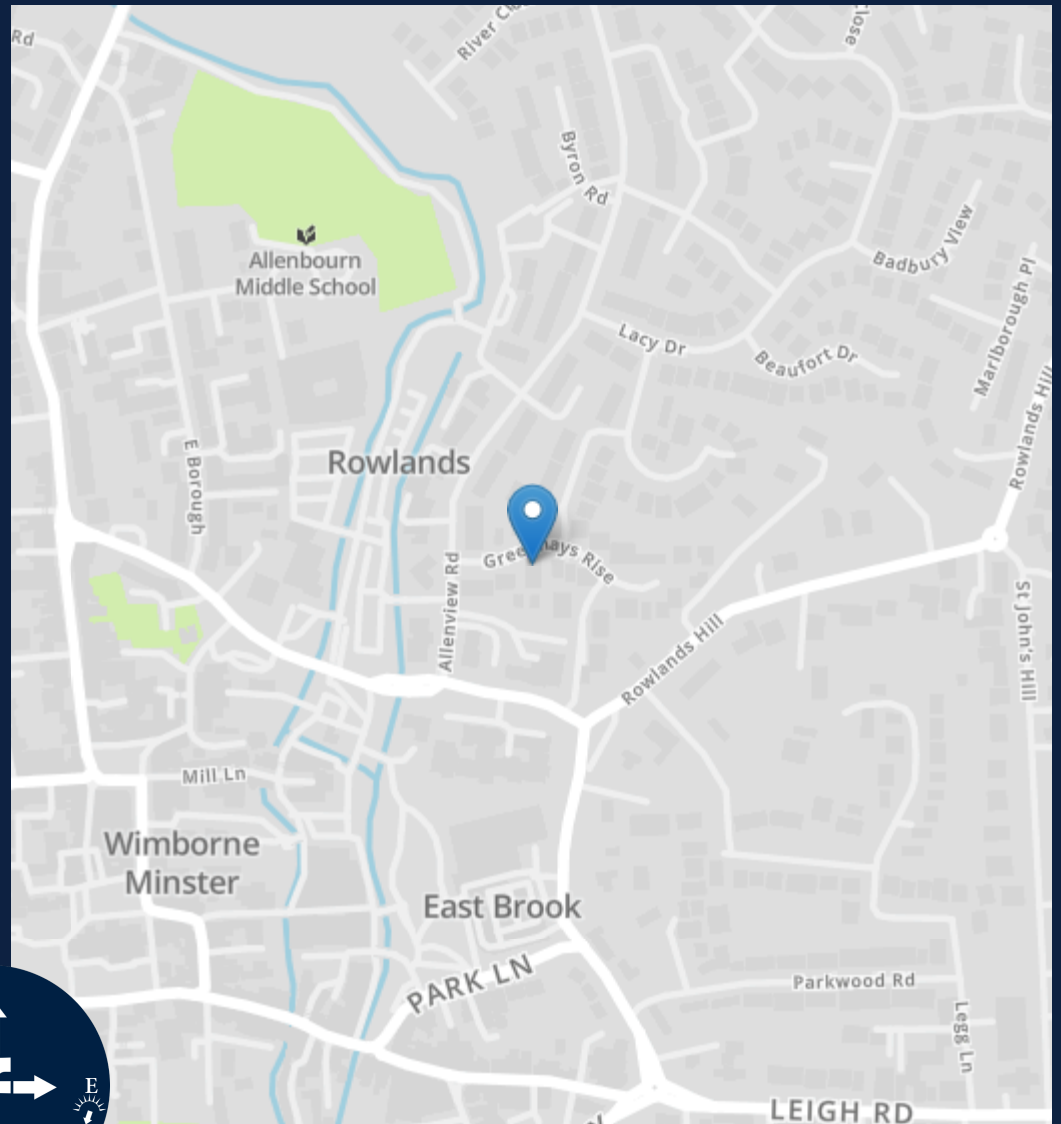
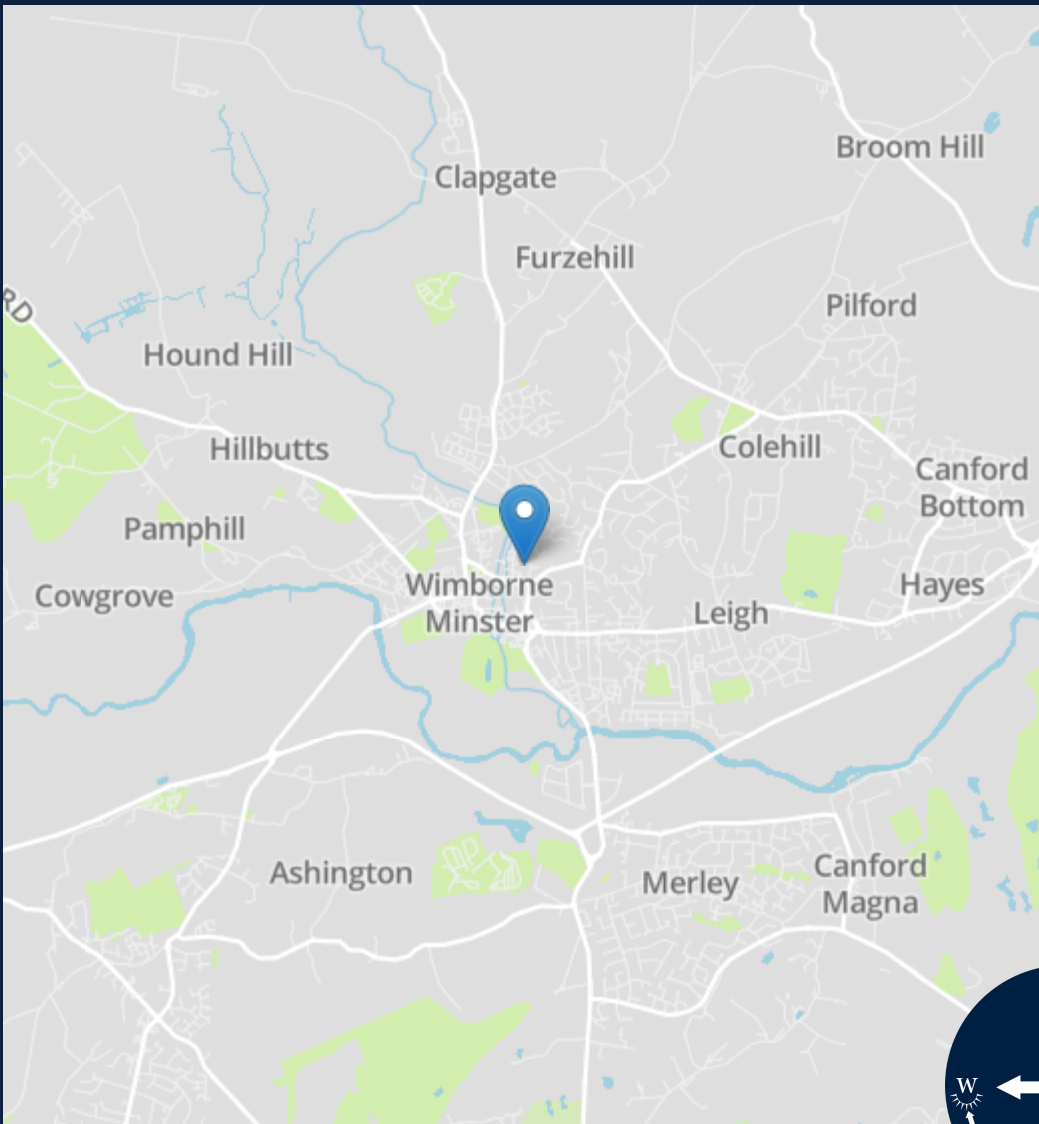
GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	88
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	



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