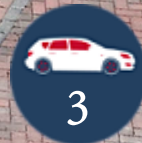


Asking Price
£375,000

Freehold



OLD MANOR CLOSE, WIMBORNE BH21 2TB

- ◆ SEMI DETACHED HOUSE
- ◆ THREE WELL PROPORTIONED BEDROOMS
- ◆ INTEGRAL SINGLE GARAGE
- ◆ PURPOSE BUILT CONSERVATORY

A well balanced, three bedroom, semi-detached house close to Wimborne town centre and offering generous off road parking as well as an integral garage.

Property Description

Old Manor Close was developed in the mid 1980's and offers a selection of two and three bedroom homes, all positioned within easy reach of Wimborne town centre and its wealth of shopping and entertainment facilities. The accommodation comprises a living room, kitchen and purpose-built conservatory to the ground floor, with three well-proportioned bedrooms and family bathroom to the first floor. The home benefits from being double glazed throughout and offer gas fired heating.

Gardens and Grounds

The front garden is entirely laid to a brick block driveway, is suited to two or three vehicles and in turn gives access to the integral single garage, which has an up and over style door. A pathway to the right hand side of the property leads to the rear garden which is set out primarily as a courtyard style environment, and there is a further section of hardstanding currently used as a kennel facility.

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: 880 sq ft (81.8 sq m)

Heating: Gas fired (Combi) serviced annually

Glazing: Double glazed

Parking: Driveway & single garage

Garden: North East

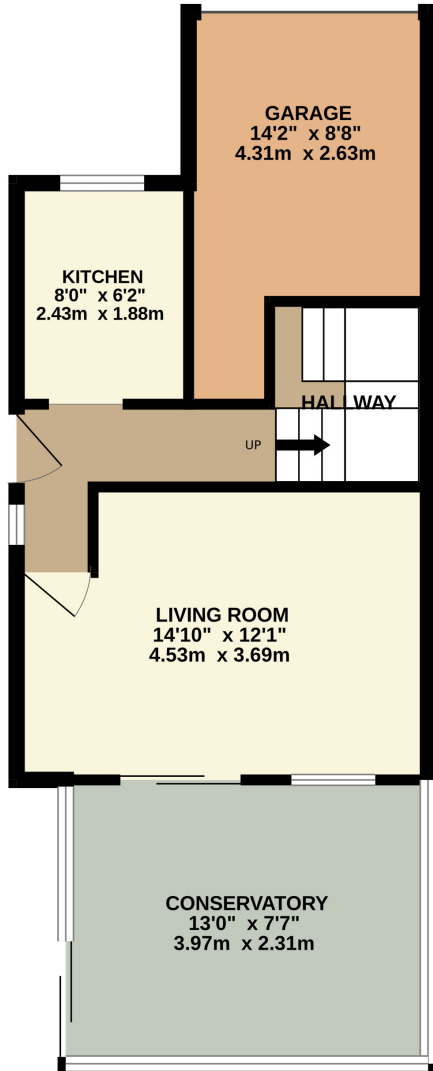
Main Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

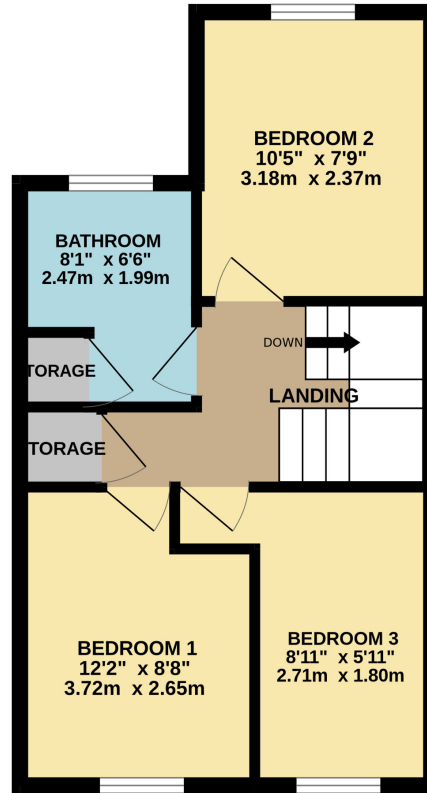
Council Tax Band: C



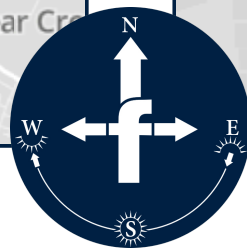
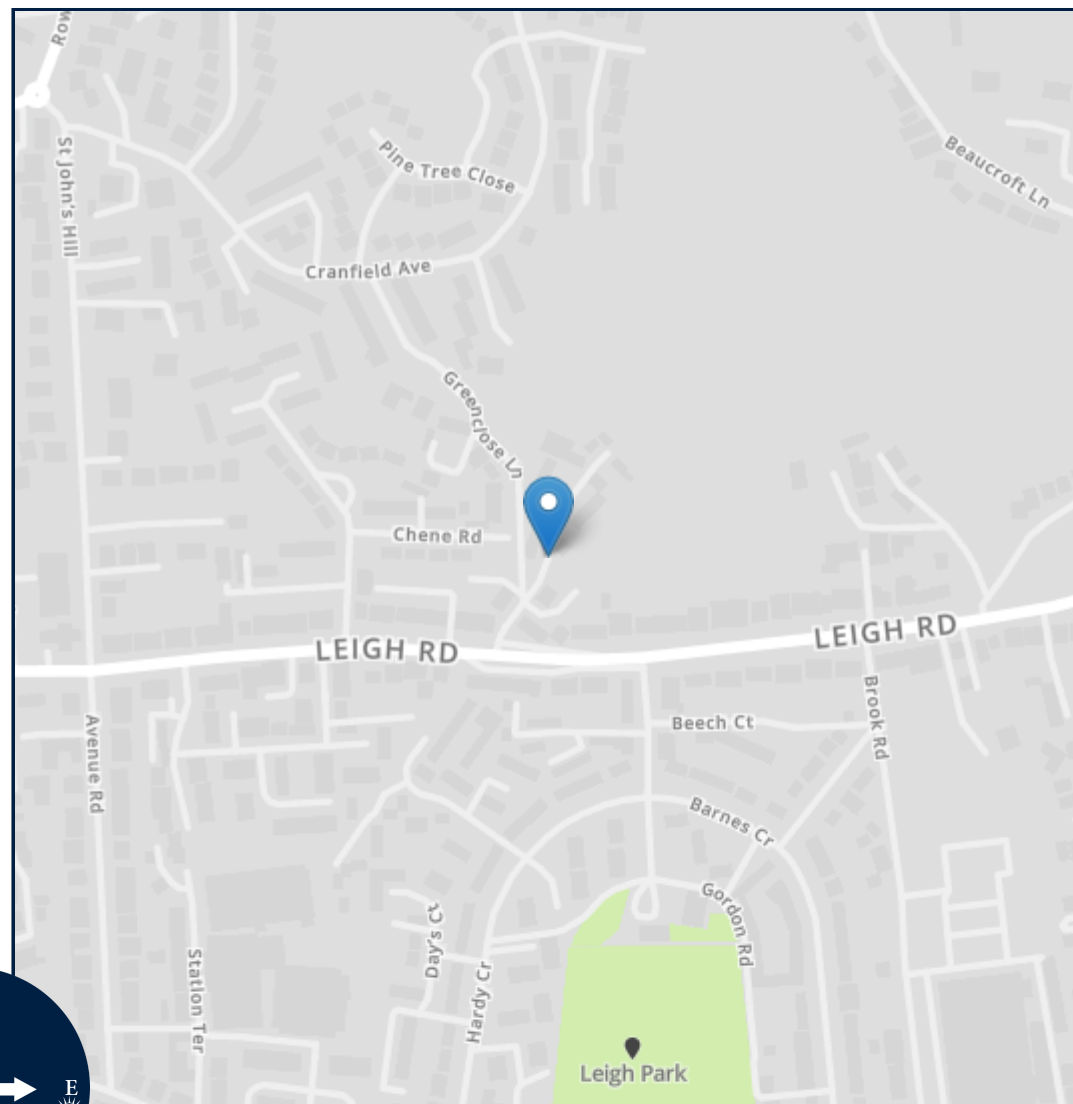
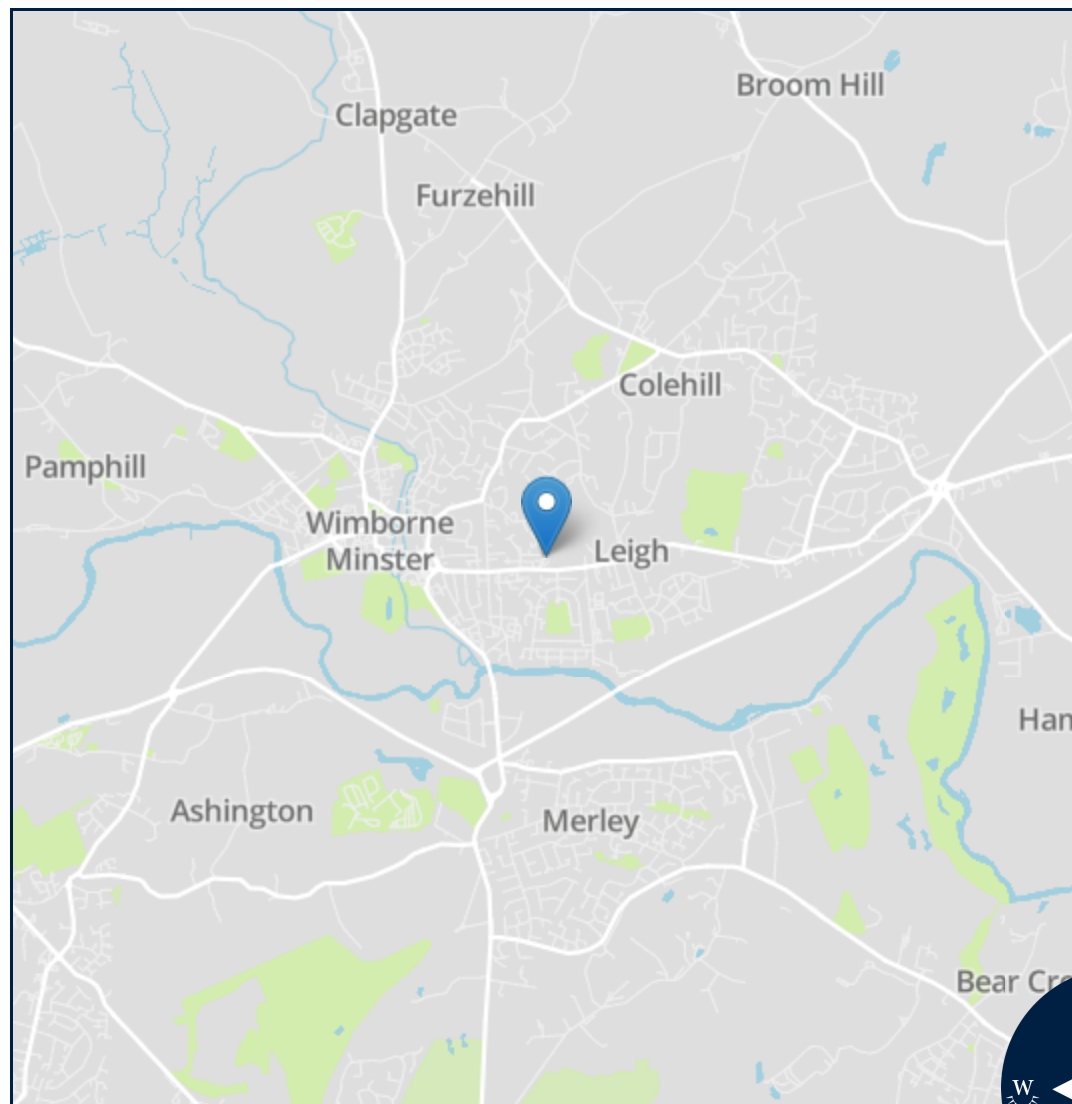
GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	86
(69-80) C	
(55-68) D	67
(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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