



Asking Price

£375,000

11 FLETCHER WAY, WIMBORNE, DORSET BH21 2FH

Freehold



- ◆ SEMI DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ EN-SUITE FACILITY TO MASTER BEDROOM
- ◆ SOME RIVER VIEWS
- ◆ SINGLE GARAGE AND OFF ROAD PARKING SPACE
- ◆ GAS FIRED HEATING
- ◆ VENDOR SUITED
- ◆ GAS HEATING AND DOUBLE GLAZING

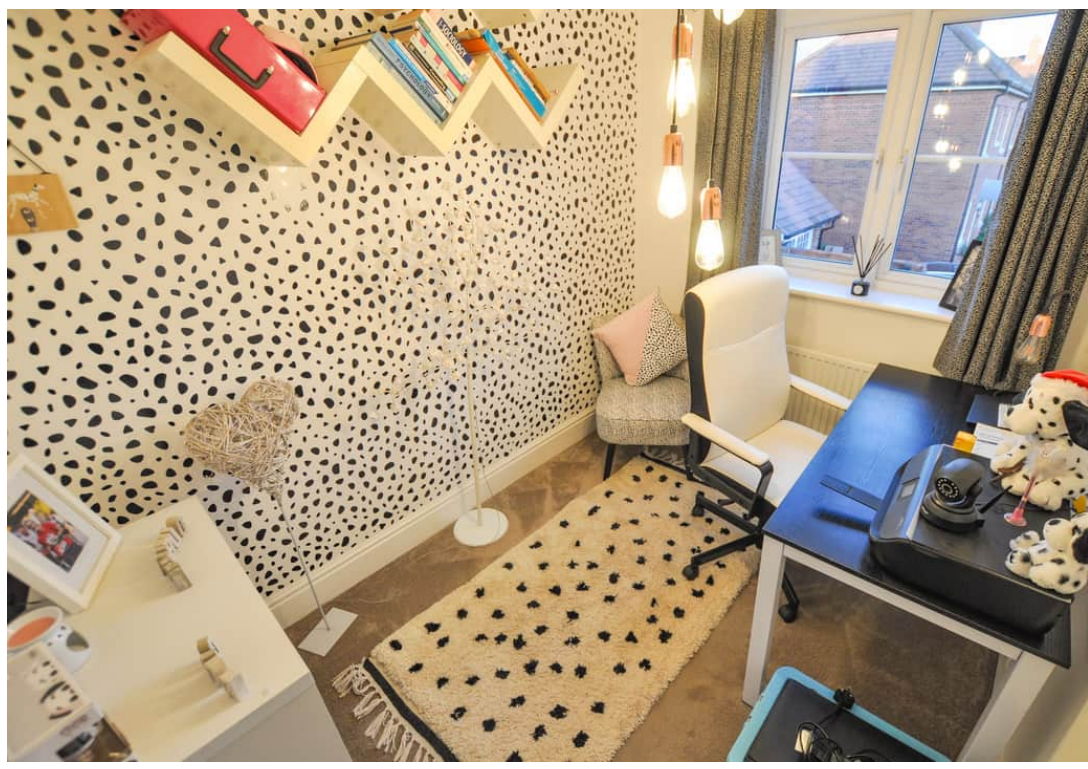
A versatile three bedroom, semi-detached house situated within the popular Waters Edge development and boasting a secure garage, en-suite facility and secure enclosed garden.

Property Description

Waters Edge sits within easy reach of Wimborne Town Centre along the bank of the River Stour where there are pleasant river walks, easily accessible from your front door. The development comprises a collection of apartments, town houses and houses, with Fletcher Way neatly nestled within the centre of the development. The accommodation comprises of a kitchen with breakfast area, living room and cloakroom to the ground floor with three bedrooms, en-suite shower room and family bathroom to the first floor. The home further benefits from gas fired heating, as well as double glazing throughout, and has the residual of a building guarantee that expires in 2025.

Service Charge Details: £280 per annum.





Gardens and Grounds

The front elevation is presented with dressed stone beds and this runs up the right hand side of the property. The rear garden is entirely enclosed by a decorative brick wall and is primarily laid to artificial lawn with a patio area spanning the rear elevation. There is a garden gate on the rear boundary that gives access to a parking space in front of the single garage which has an up and over style door.

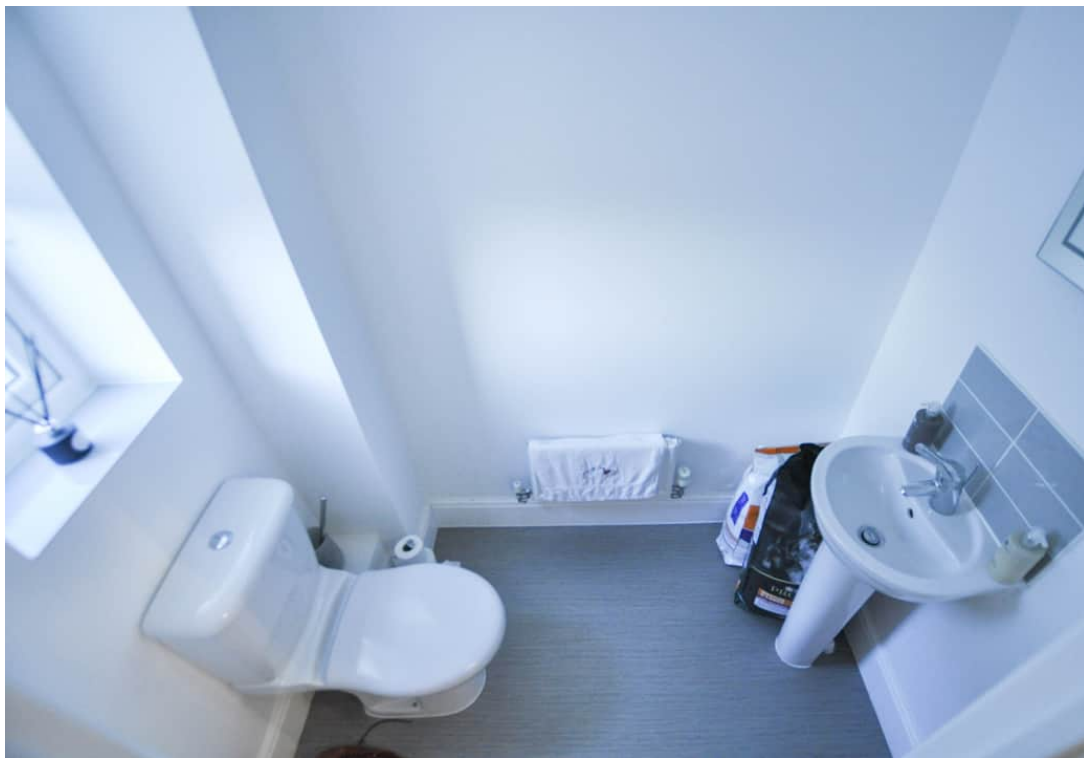
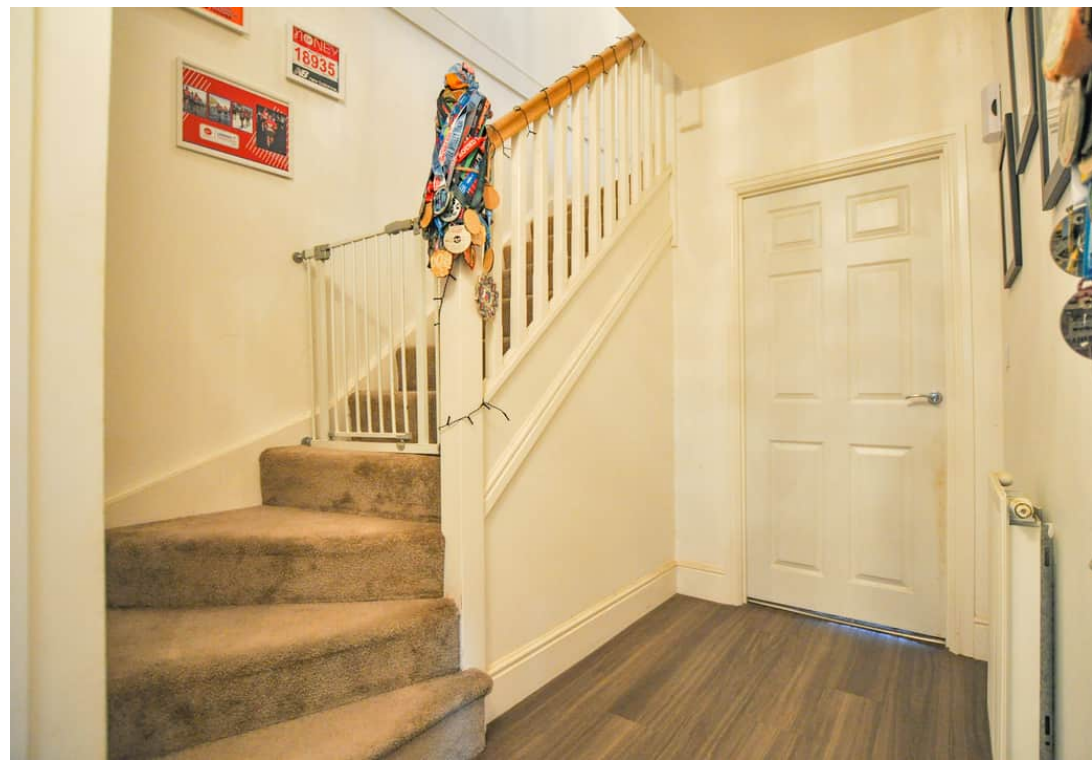
Location

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.

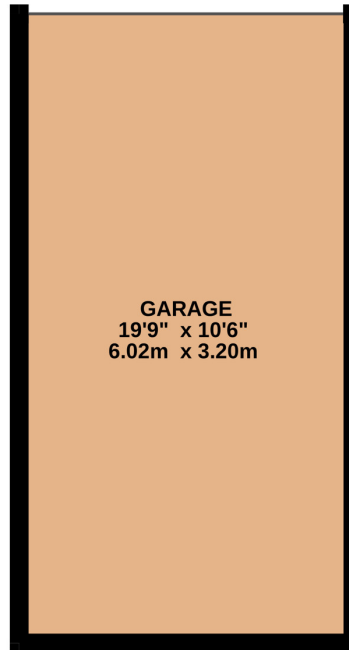
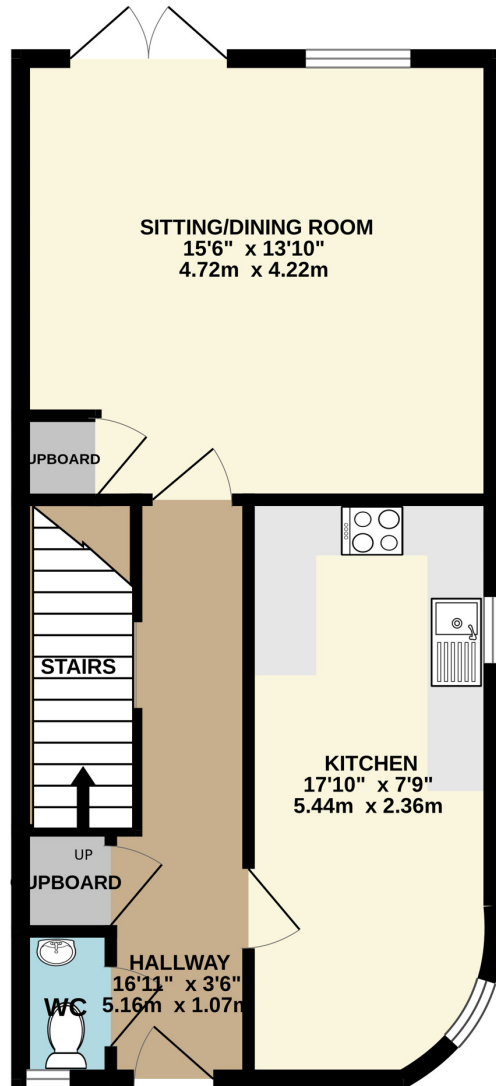


Size: 630 sq ft (58.6 sq m)
Heating: Gas fired heating
Glazing: Double glazed
Garden: East facing
Main Services: Electric, water, gas, drains, telephone
Local Authority: Dorset Council
Council Tax Band: D

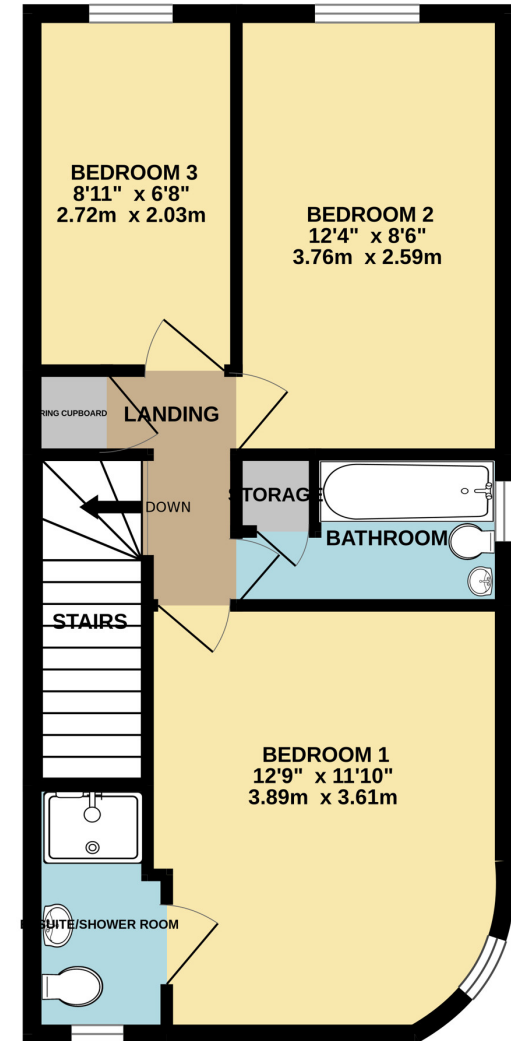




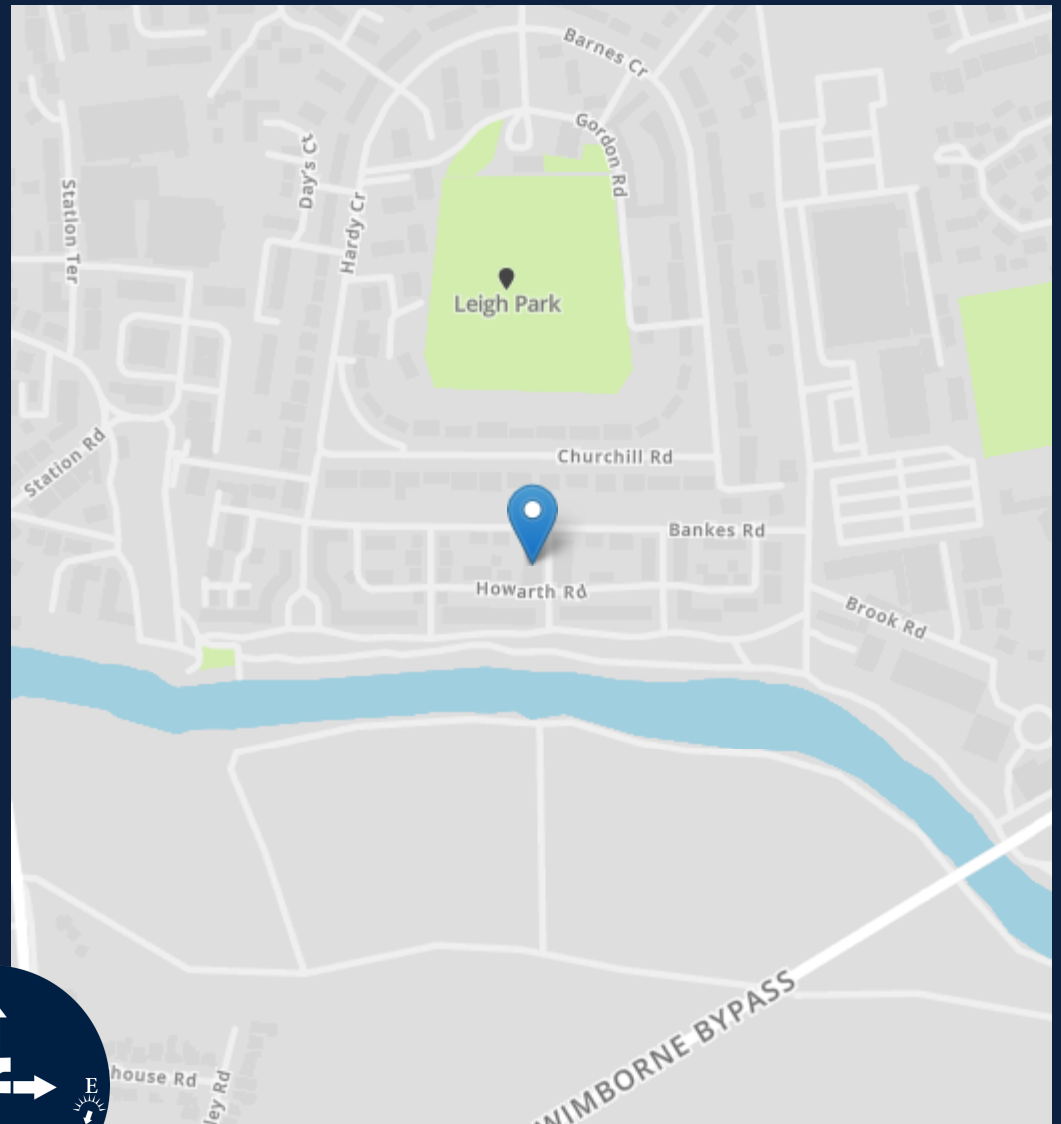
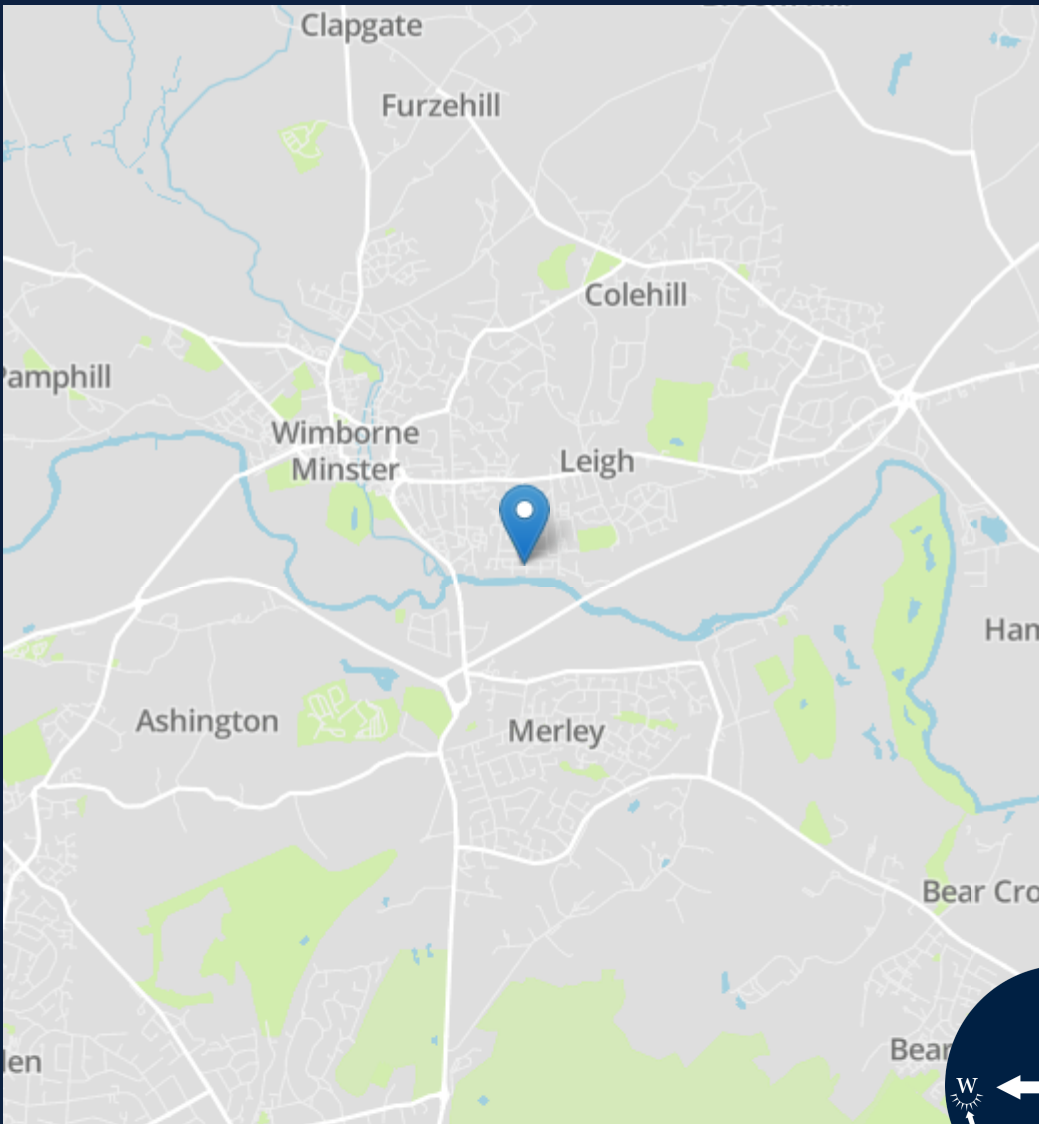
GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.6 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+)	93
B (81-91)	
C (69-80)	82
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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