



Asking Price

£340,000

Freehold

BANKES ROAD, WIMBORNE BH21 2FA



- ◆ TERRACED HOUSE
- ◆ THREE BEDROOMS
- ◆ SOUTH FACING GARDEN
- ◆ TWO ALLOCATED OFF ROAD PARKING SPACES
- ◆ GAS FIRED HEATING
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ SOLE AGENTS

A mid-terrace, three bedroom, family home boasting a southerly aspect rear garden, two allocated off road parking spaces. Vendor suited.

Product Description

Waters Edge was completed by Charles Church in 2015 and boasts a variety of one, two, three and four bedrooms homes all positioned along the River Stour close to the entertainment and shopping amenities of Wimborne town centre. This particular home is positioned to the northerly edge of the development and the accommodation comprises of a living room, kitchen/breakfast room and cloakroom to the ground floor and three well proportioned bedrooms and a family bathroom to the first floor.





Gardens and Grounds

The rear garden is primarily laid to artificial lawn and there is a patio area spanning the rear elevation of the property. The boundaries are clearly denoted by a selection of closed panel fences and there is a garden gate in the rear boundary, providing pedestrian access.

Extra Information: Service Charge: £535.08 per annum

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: 938 sq ft (87.1 sq m)

Heating: Gas fired (combi) serviced annually

Loft: Yes. Lighting. No ladder installed. 25% boarded.

Parking: 2 allocated spaces

Garden: South facing

Glazing: Double glazed

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

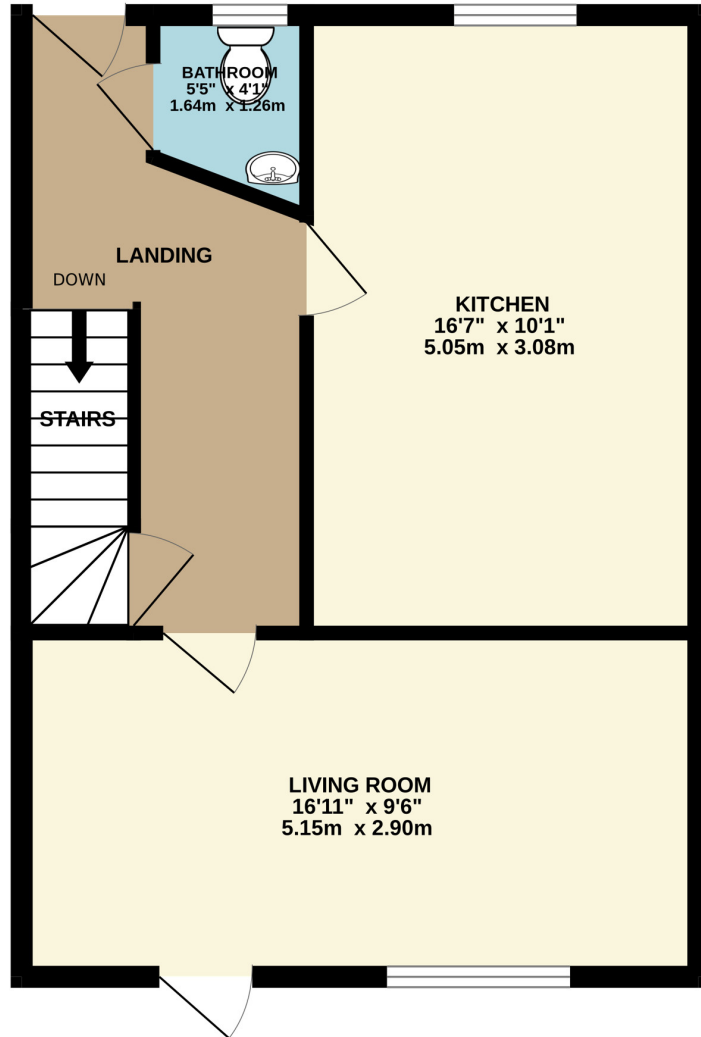
Local Authority: Dorset Council

Council Tax Band:D

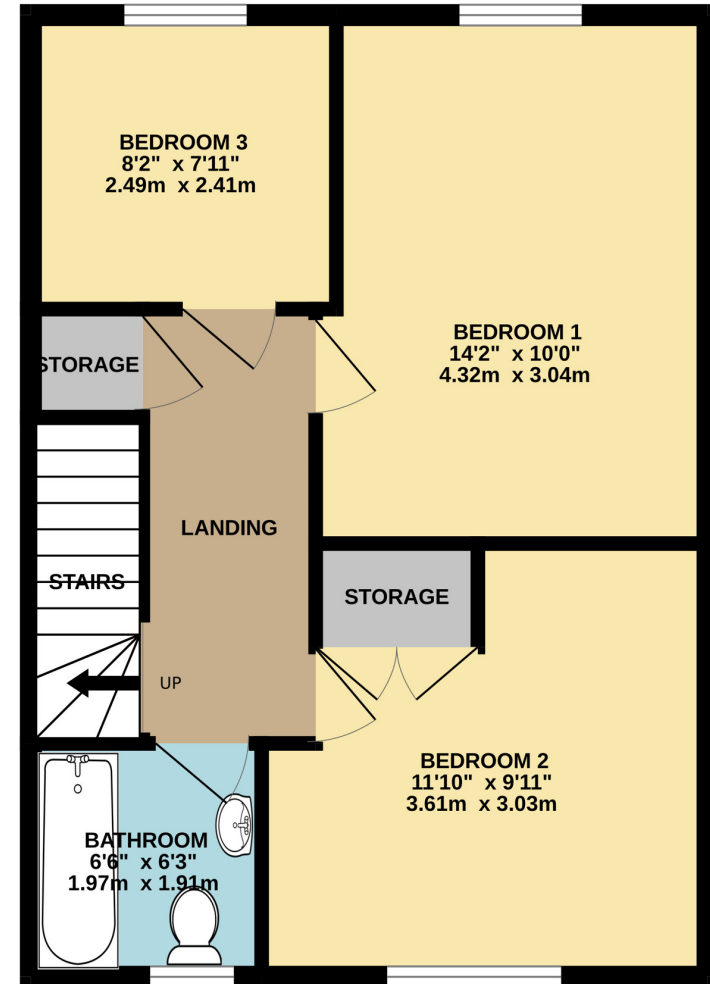


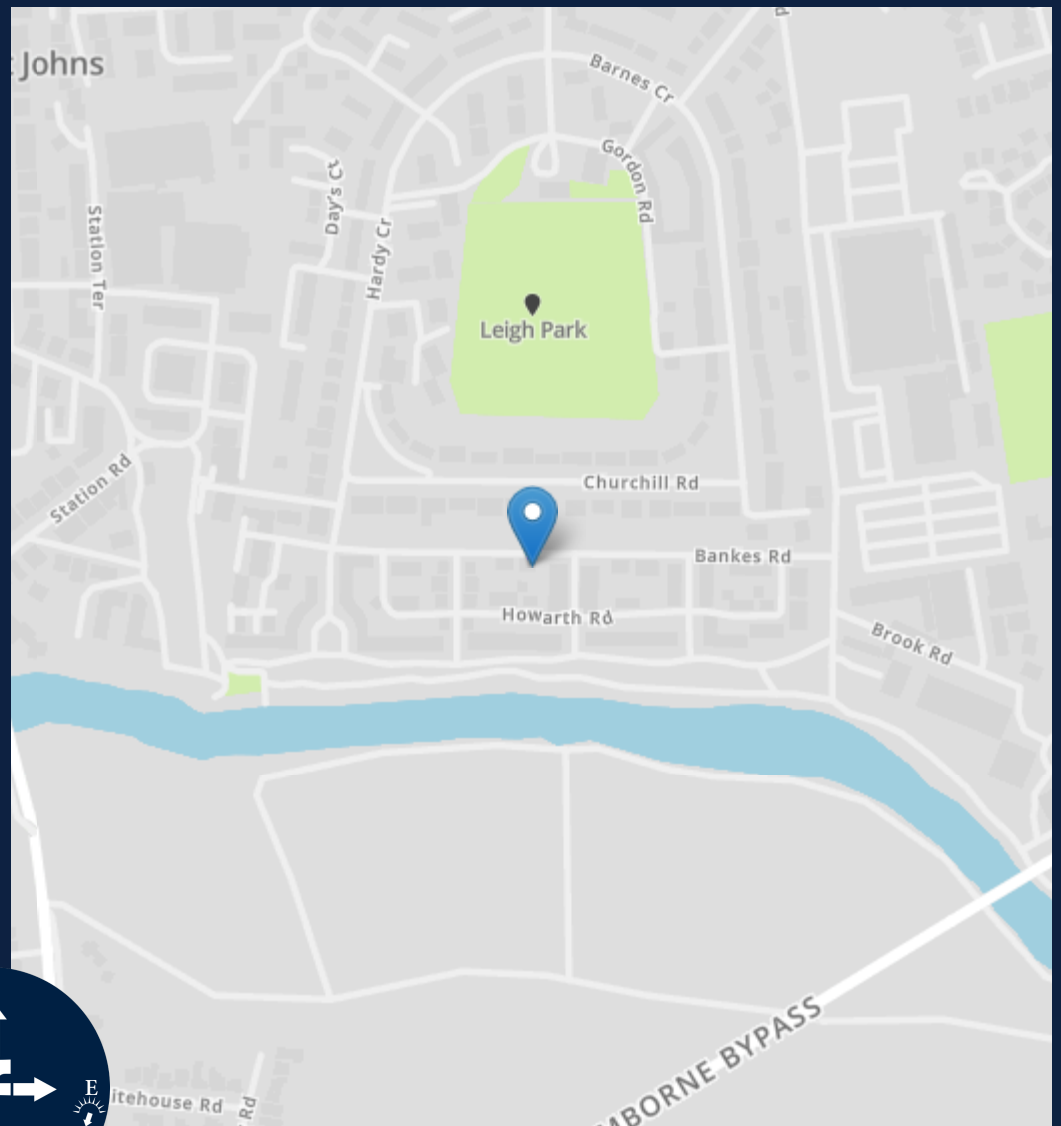
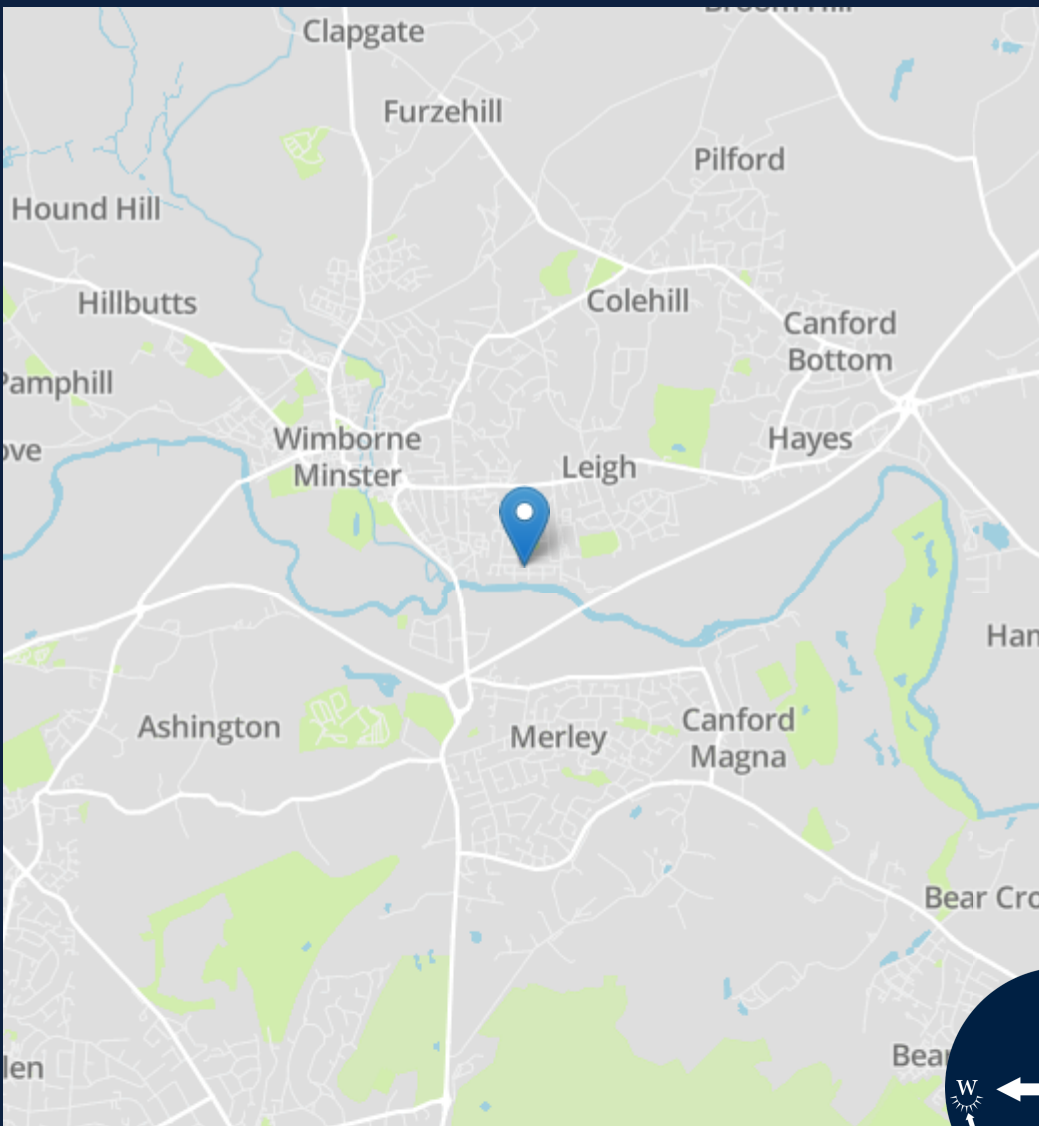


GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



FIRST FLOOR
469 sq.ft. (43.6 sq.m.) approx.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	

England, Scotland & Wales

EU Directive 2002/91/EC



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