



Asking Price

£310,000

Freehold

OLD MANOR CLOSE, WIMBORNE, BH21 2TB



- ◆ SEMI DETACHED HOME
- ◆ SCOPE TO EXTEND
- ◆ THREE BEDROOMS
- ◆ WELL APPOINTED THROUGHOUT

Property Description

A well presented, three bedroom, semi detached house which benefits from having a recently fitted kitchen from a well known local supplier, cosy living room, practical conservatory, as well as an integral garage, three double bedrooms and a family bathroom. There is also scope to be able to extend into the loft (STPP).

Gardens and Grounds

The front is primarily laid to a brick block driveway suited to two vehicles and a pathway leads to the rear garden that is primarily laid to lawn with a variety of kept flower beds and a corner patio.

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 dating back over 50 years 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

Glazing - Double glazed

Parking - Off road parking & garage

Garden - Front and rear

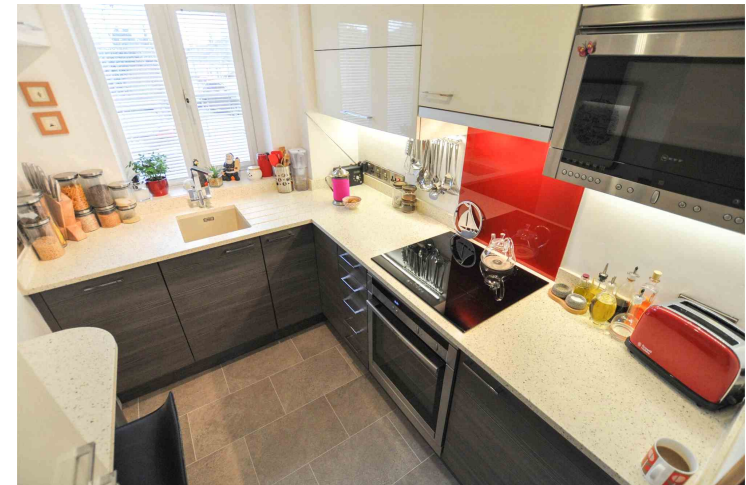
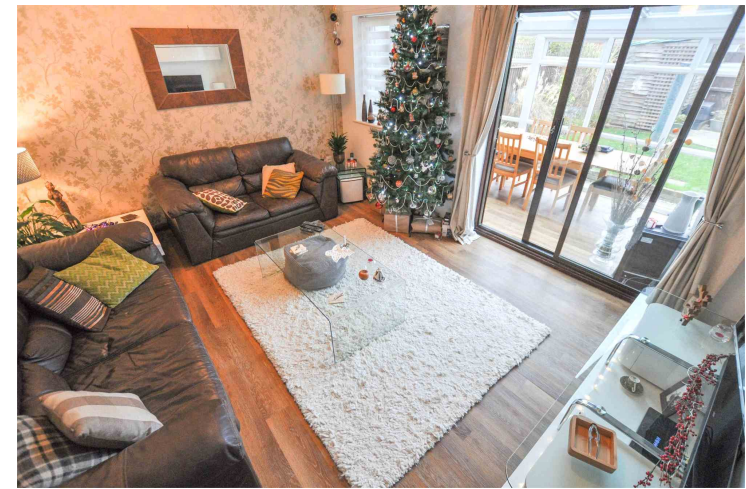
Main Services - gas, water, electric, drains

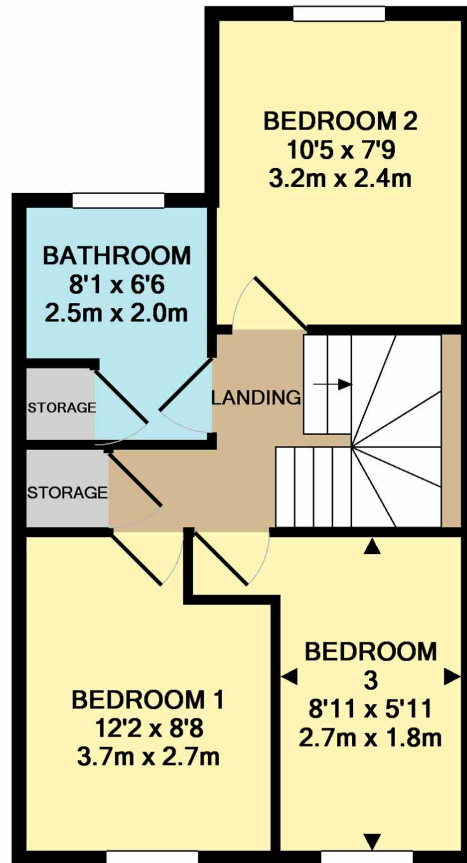
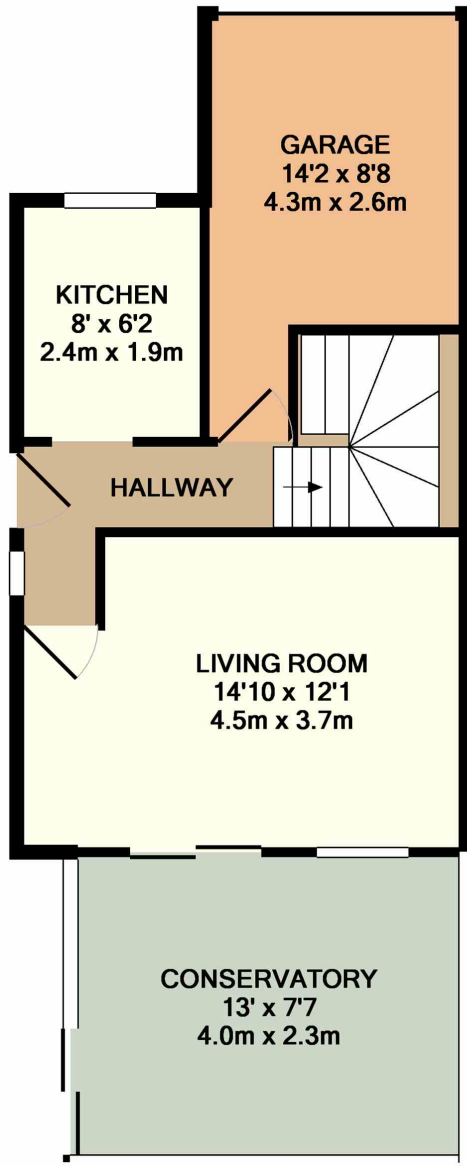
Broadband up to - Std 11, Fibre 76Mbps

Approx. rental income - £ pcm

Local authority - East Dorset District Cnl.

Council tax - Band C



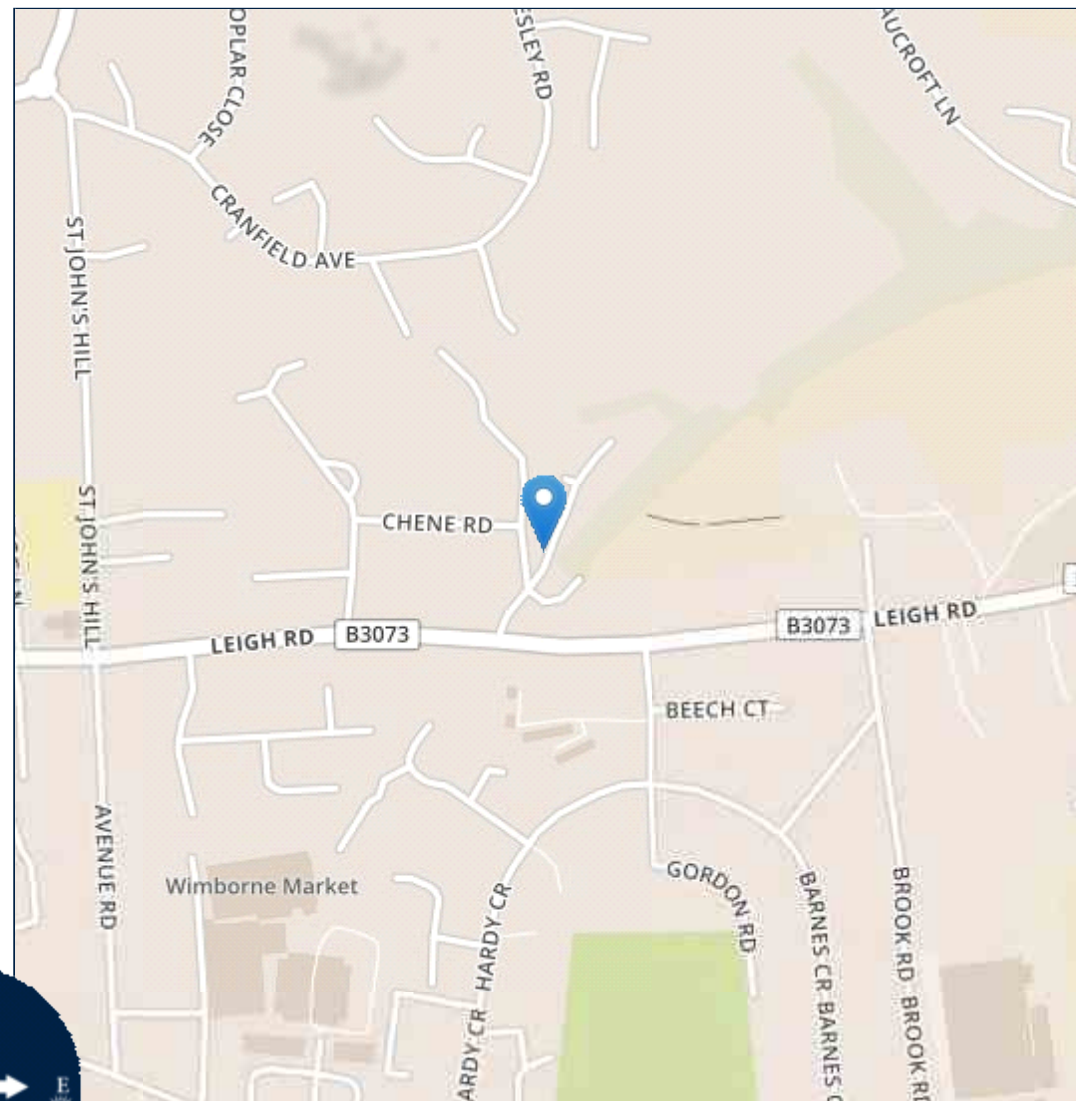
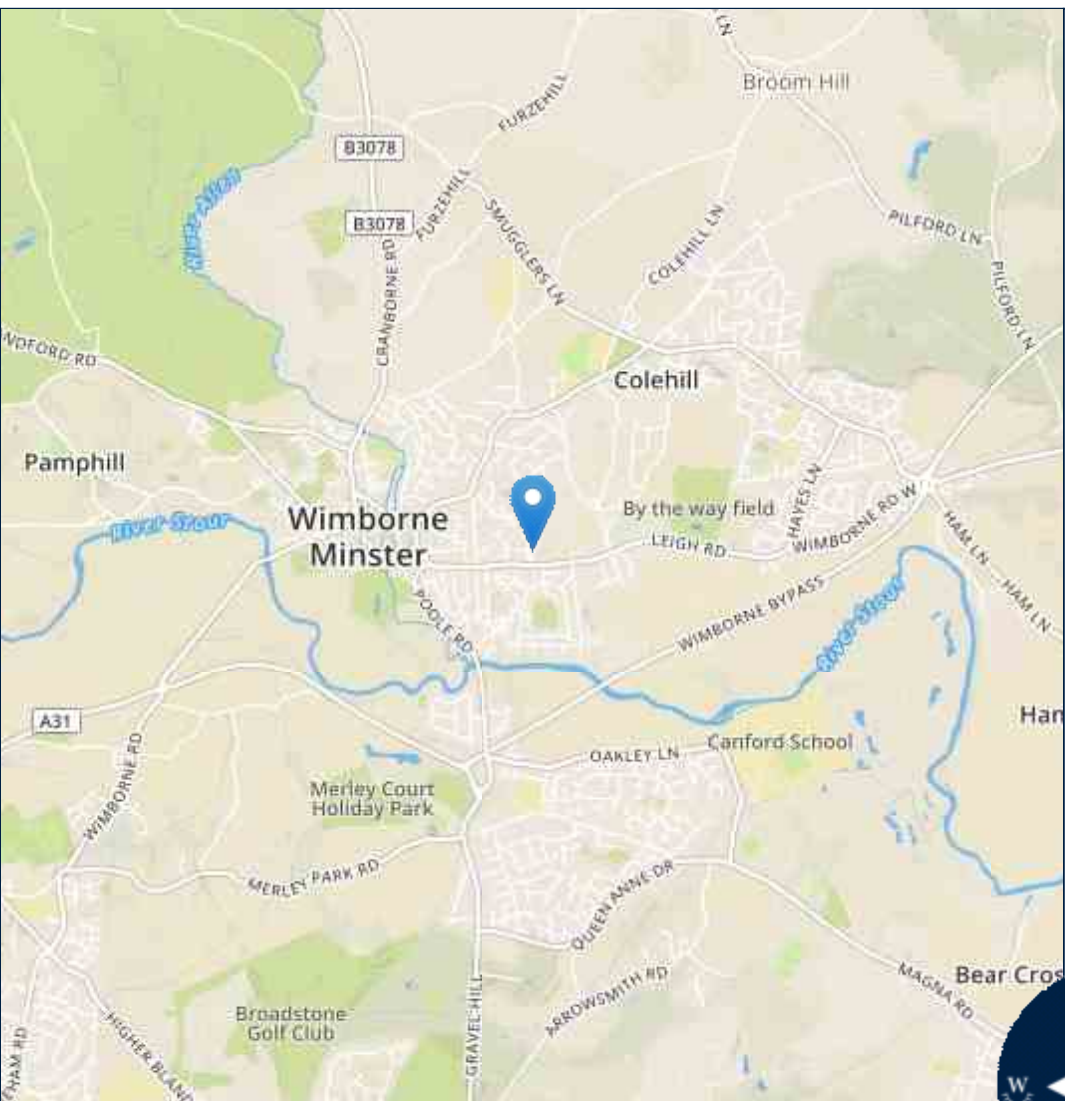


1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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