



Offers In Excess Of

£315,000

GLYNVILLE CLOSE, WIMBORNE BH21 2SL

Freehold



- ◆ END OF TERRACE HOUSE
- ◆ THREE DOUBLE BEDROOMS
- ◆ BESPOKE FITTED FURNITURE THROUGHOUT
- ◆ GENEROUS PLOT
- ◆ CUL DE SAC LOCATION
- ◆ VENDOR SUITED
- ◆ DOUBLE GLAZED AND GAS FIRED HEATING
- ◆ SOLE AGENTS

****The most competitively priced three bedroom home in Colehill****

An end of terrace, three bedroom, family home positioned on a generous plot and boasting a selection of fitted furnishings, as well as being double glazed throughout and within a quiet cul de sac location. Sole Agents.

Property Description

Glynville Close is situated within the heart of Colehill. This particular property sits towards the head of this quiet cul de sac and the accommodation comprises of an open plan lounge/dining room, modern fitted kitchen and cloakroom to the ground floor, with storage cupboard under the stairs, and there are three double bedrooms and a family bathroom to the first floor. The home has been extensively fitted with bespoke fitted furniture which includes fitted wardrobes to all of the bedrooms, and a comprehensive selection of cupboards beneath the stairs. The home also benefits from gas fired heating as well as being double glazed throughout.





Gardens and Grounds

The property sits in one of the largest plots within the cul de sac and has additional space to the side of the property which lays host to a large wood-built garden shed. From this area there is gated access from the front of the home which gives access to the rear garden, which is primarily laid to a kept lawn. The garden is secure with a variety of closed panel fencing, with a westerly orientation, and there is a paved patio adjoining the rear elevation of the home.

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: 899 sq ft (83.5 sq m)

Heating: Gas fired (combi) installed a yr ago with warranty.

Loft: 50% boarded. No Ladder.

Glazing: Double glazed

Parking: Casual off road.

Garden: West facing

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

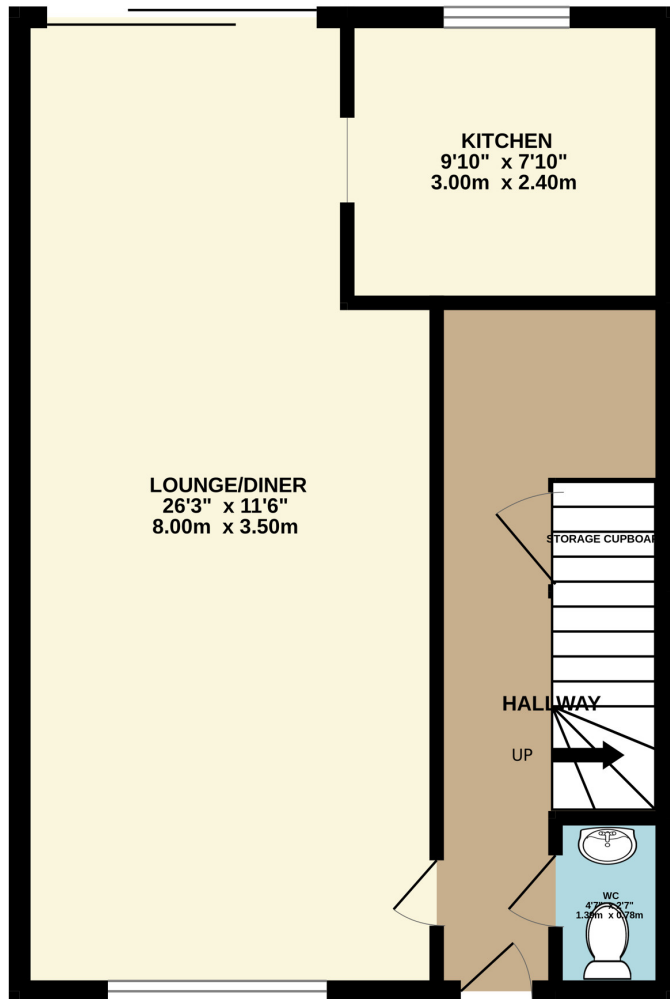
Local Authority:Dorset Council

Council Tax Band: C

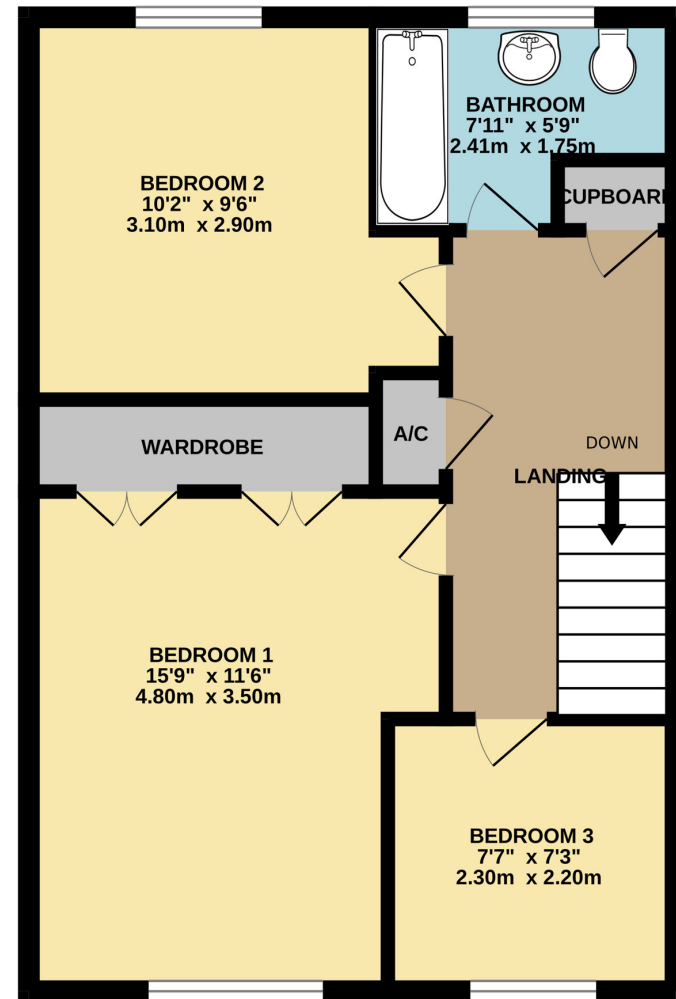




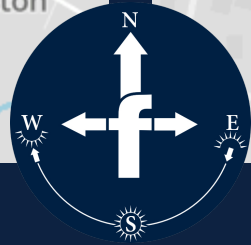
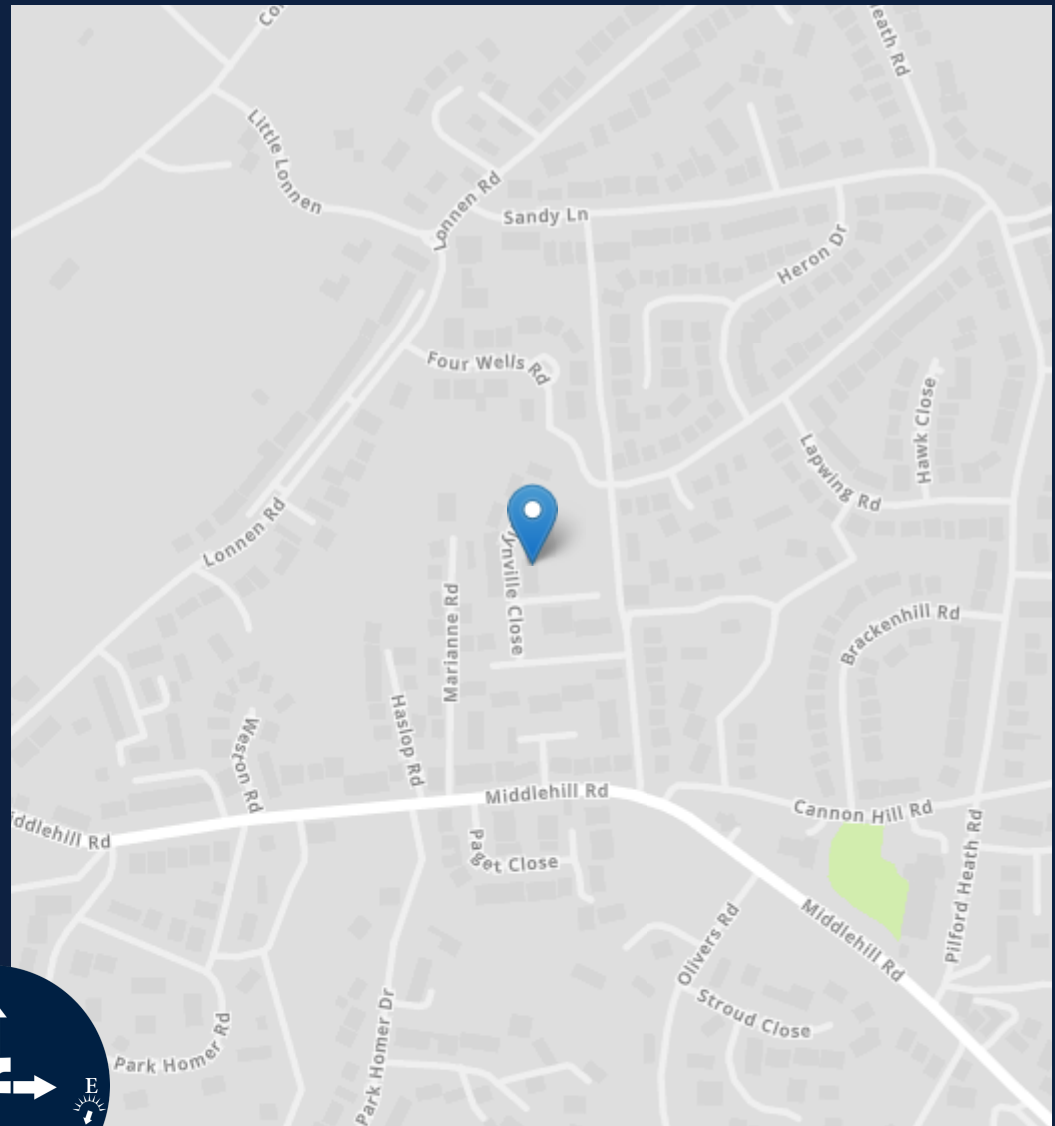
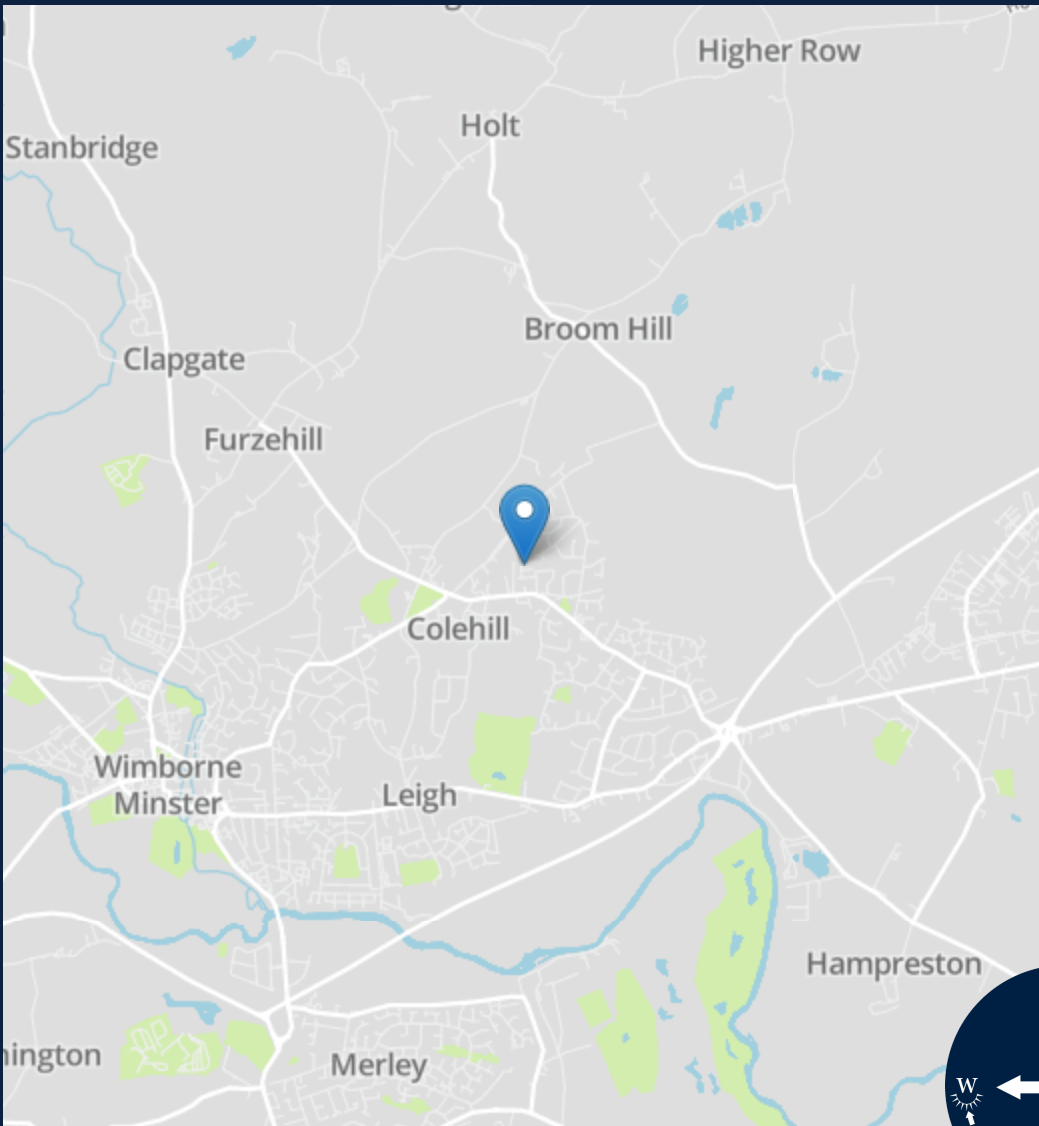
GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 899sq.ft. (83.5 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	69
(55-68) D	
(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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