



Asking Price

£350,000

Freehold

NEWMANS CLOSE, WIMBORNE BH21 1XA



- ◆ **TERRACED HOUSE**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **ENSUITE FACILITY TO PRINCIPLE BEDROOM**
- ◆ **PLEASANT RIVER VIEWS**

A two bedroom terraced house enjoying views across the river stour and boasting an en-suite facility as well as south facing terrace, off road parking and being offered without a forward chain.

Property Description

Newmans Close is positioned close to the heart of Wimborne Town Centre and enjoys a position along the edge of the River Stour. The development is made up of a mixture of one, two and three bedroom houses and apartments. This particular property enjoys a prominent frontline position, giving it uninterrupted views across the river and beyond, towards Canford. The accommodation comprises of a lounge dining room, kitchen and cloakroom to the ground floor with two double bedrooms, family bathroom and en-suite shower room to the first floor. The home is also double glazed throughout and benefits from gas fired heating.

Gardens and Grounds

The rear garden is entirely laid to patio. The boundaries are clearly defined by iron railings and the terrace has a southerly aspect enjoying views across the River Stour. There is one allocated parking space with this property.

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: 646 sq ft (60 sq m)

Heating: Gas fired (combi)

Glazing: Double glazed

Parking: One allocated car space

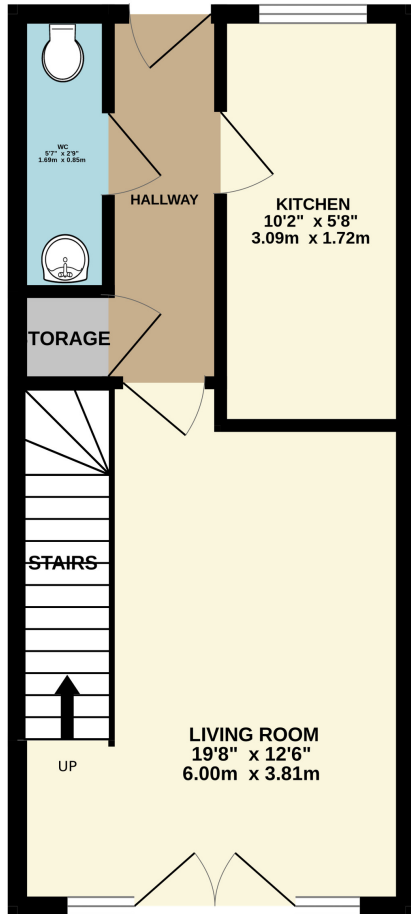
Garden: South facing

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

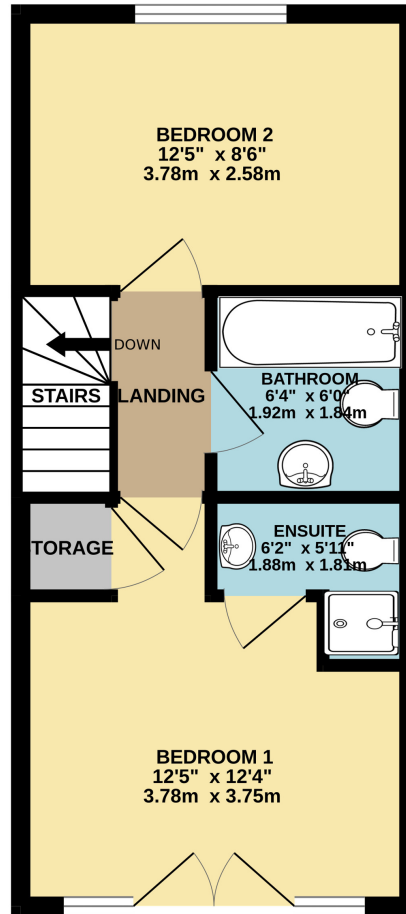
Local Authority: Dorset Council

Council Tax Band: C

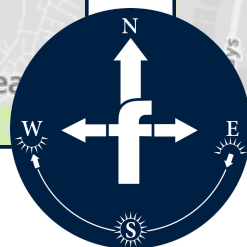
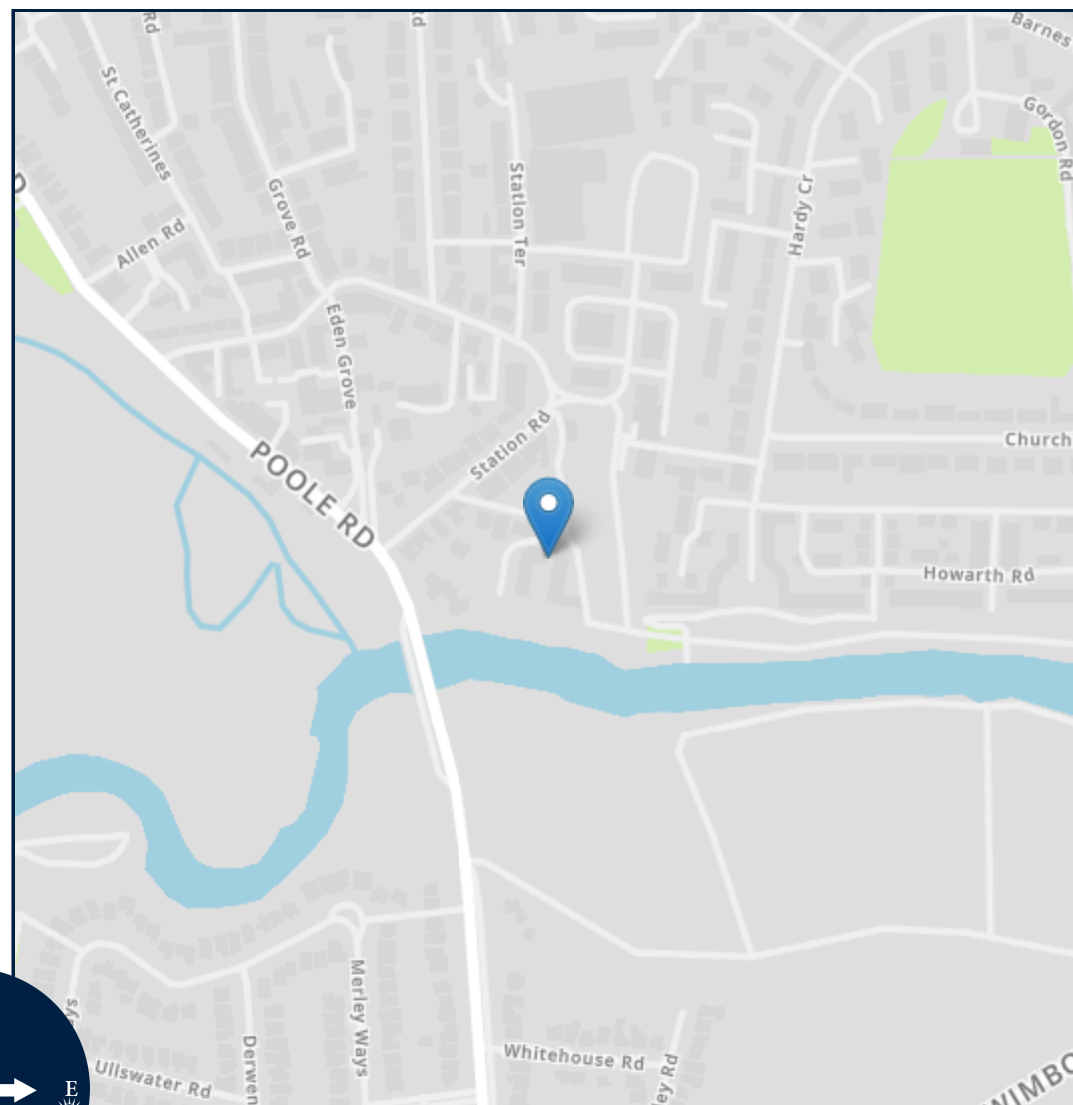
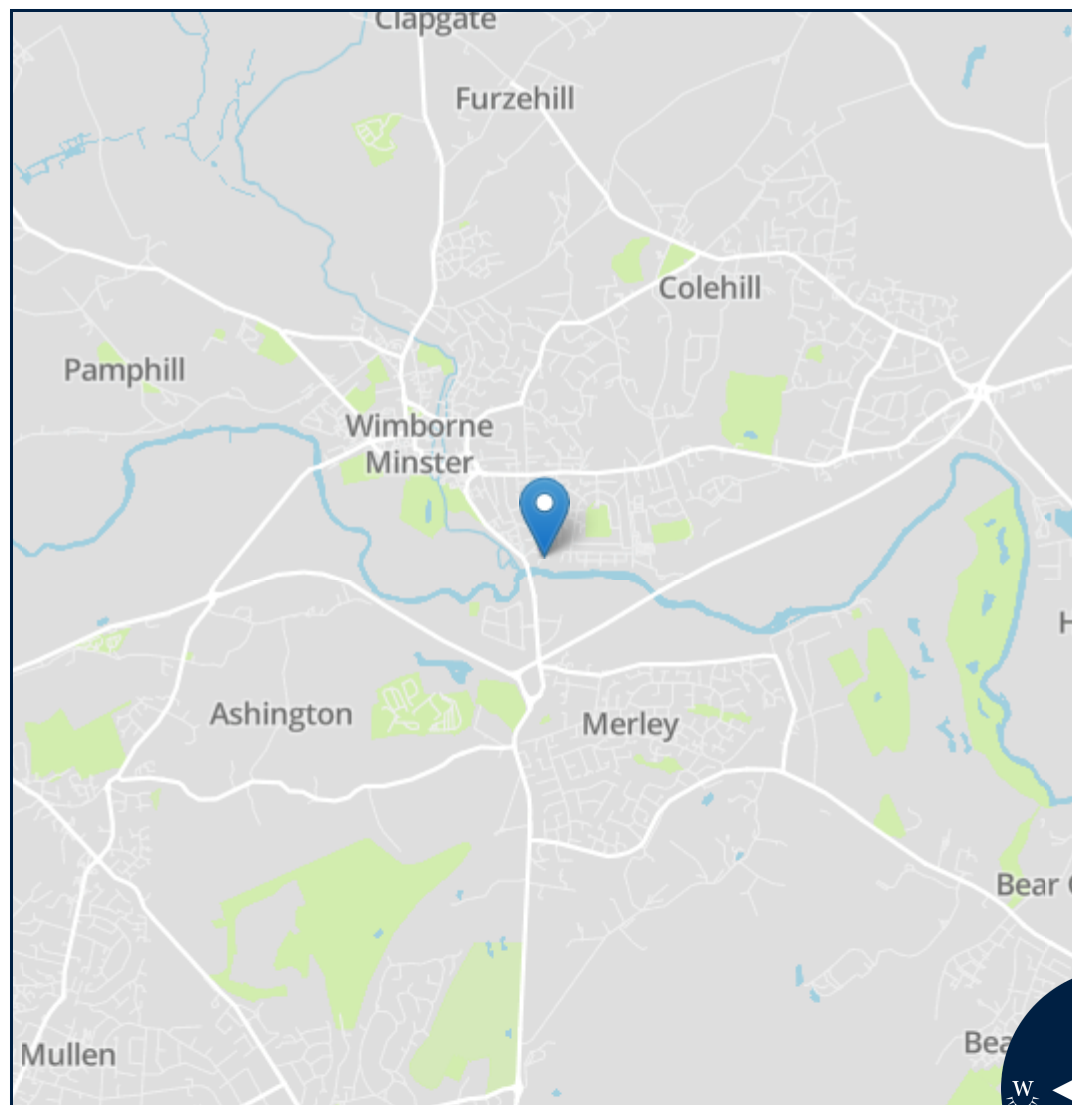
GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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 (92-100)	84
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
68	

England, Scotland & Wales

EU Directive 2002/91/EC



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