



Asking Price

£480,000

CONSTANCE ROAD, WIMBORNE BH21 2FS

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ THREE BEDROOMS
- ◆ ENSUITE FACILITY TO PRINCIPLE BEDROOM
- ◆ DETACHED SINGLE GARAGE
- ◆ GENEROUS OFF ROAD PARKING
- ◆ MODERN FITTED KITCHEN
- ◆ NO FORWARD CHAIN
- ◆ SOLE AGENTS

A well proportioned, three bedroom, detached family home within this popular modern development recently completed by David Wyatt homes boasting a detached single garage, en-suite facility to principle bedroom and being offered without a forward chain.

Property Description

The property sits centrally, within the heart of this new development and boasts well proportioned and versatile accommodation that would suit a wide variety of purchasers. The accommodation comprises of a living room, modern fitted kitchen, utility room and cloakroom to the ground floor and there are three double bedrooms, family bathroom and en-suite shower room to the first floor. The smallest bedroom has been presented as a formal dressing room and the master bedroom features a wall in style wardrobe. The home is entirely double glazed throughout and has the benefit of gas fired heating.





Gardens and Grounds

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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: 1080 sq ft (100.3 sq m)

Heating: Gas fired (pressurised) serviced annually

Glazing: Double glazed

Loft: Yes. No ladder.

Parking: Driveway for 4, and single detached garage

Garden: North facing

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

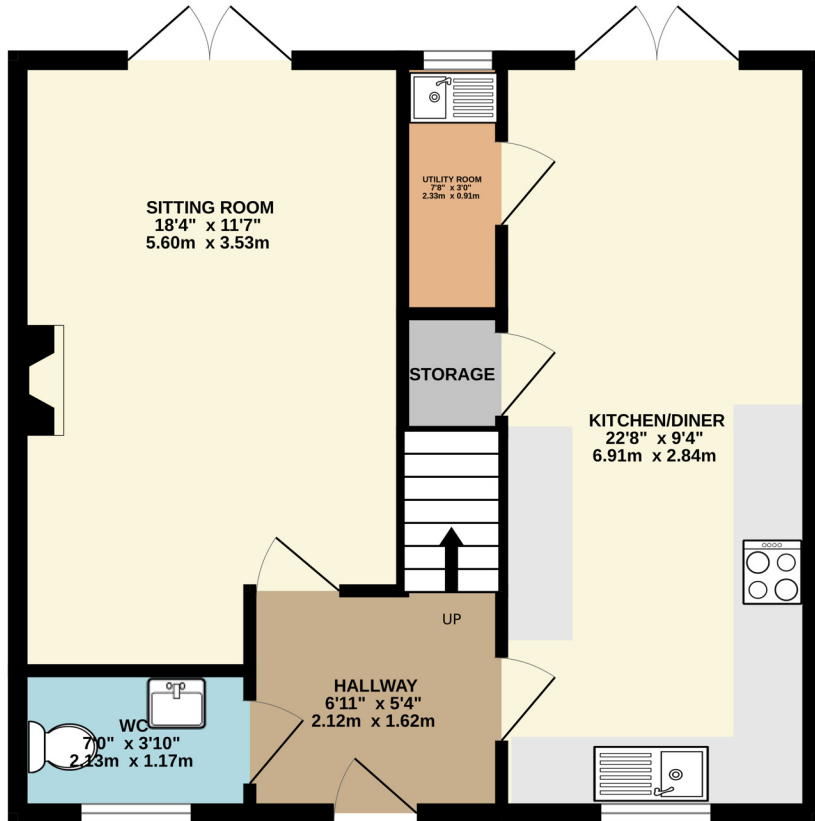
Local Authority: Dorset Council

Council Tax Band: E

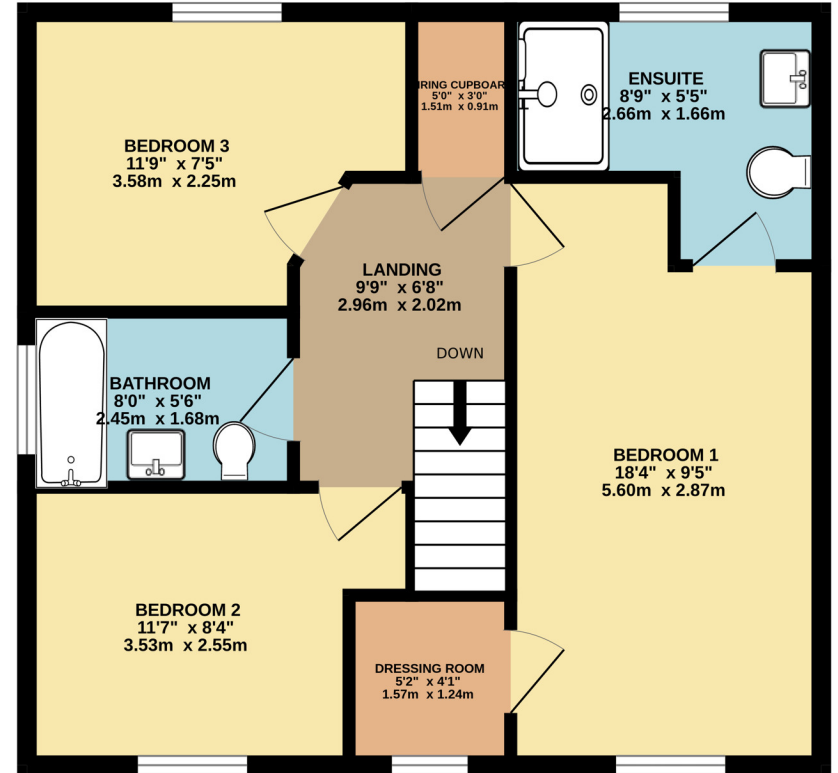




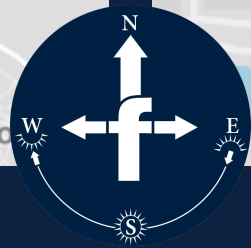
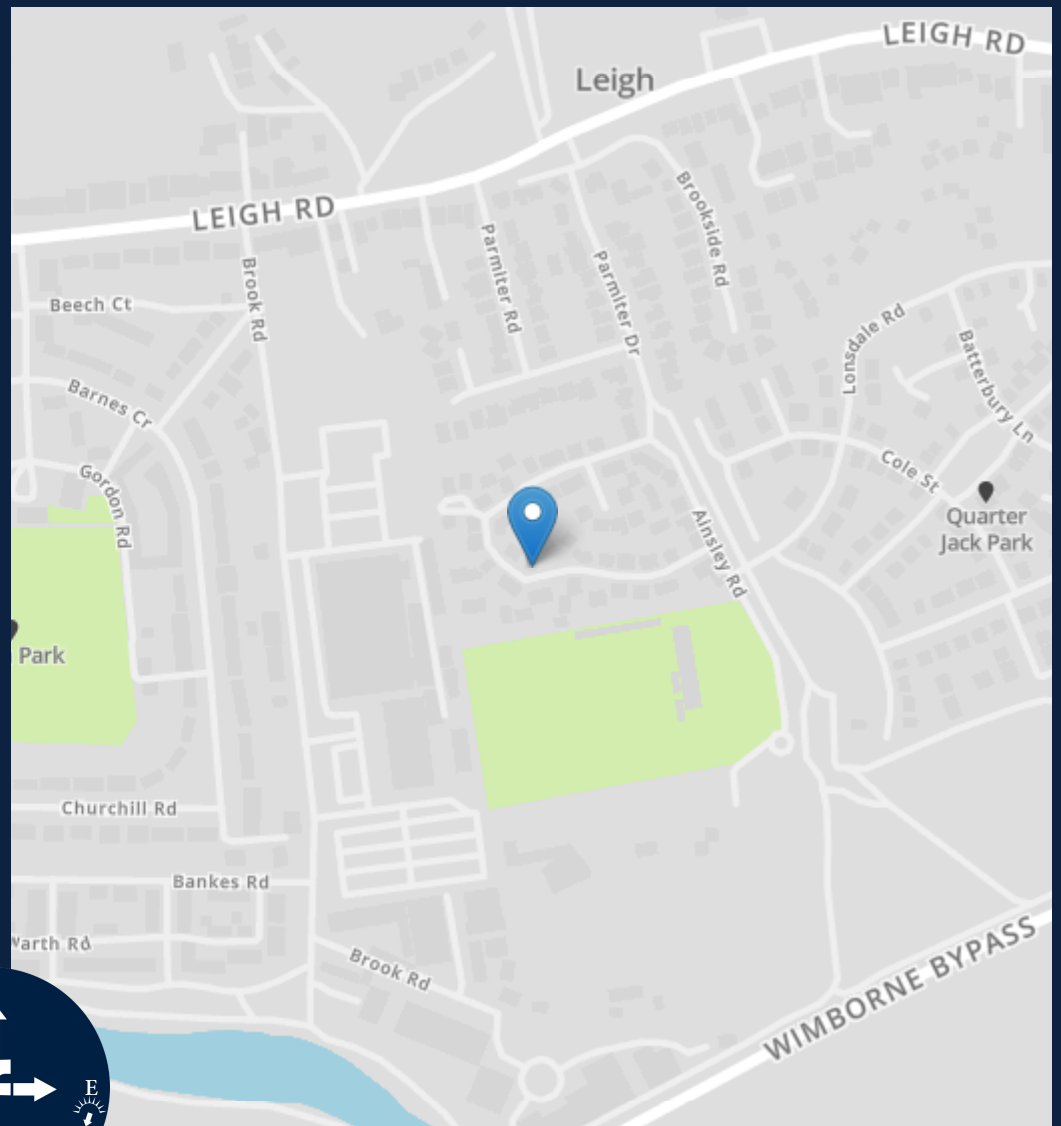
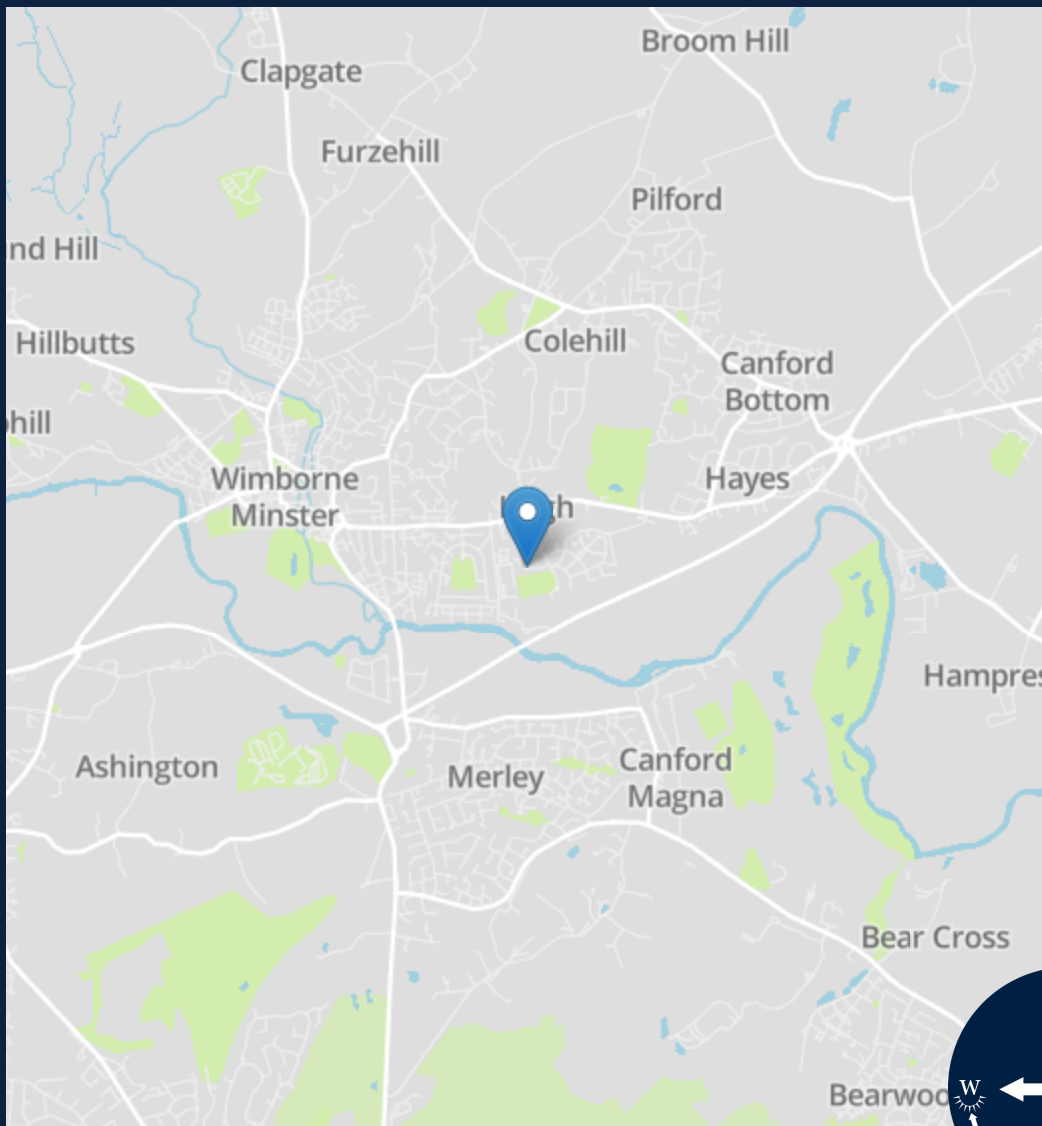
GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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+)	95
B (81-91)	84
C (69-80)	
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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