



Asking Price

£495,000

FLORAL FARM, WIMBORNE, DORSET BH21 3AU

Freehold



- ◆ DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ SOUTH FACING GARDEN
- ◆ LOCK UP GARAGE
- ◆ VENDOR SUITED
- ◆ SOLE AGENTS

A charming and welcoming home located in Floral Farm, Wimborne. The home boasts three bedrooms, ample living space, single garage and southerly facing garden.

Property Description

This home sits at the entrance of Floral Farm, which is nestled on the edge of Canford Magna, Oakley, and offers easy access to Wimborne Town Centre, local shops and amenities. The accommodation has been modernised by the current owners and offers warm and charming accommodation which comprises a spacious living room, modern fitted kitchen with dining space and a sunny aspect garden room, which provides access to the south facing, rear garden. Additionally, you have the added benefit of a downstairs cloakroom.

On the first floor there are three bedrooms, which are serviced by the modern family bathroom.

The property is entirely double glazed throughout and benefits from gas fired heating.





Gardens and Grounds

The home is set back from the road, creating a sense of space and privacy. The front garden has a mature hedge border to one side and is predominately laid to lawn.

There is a garden gate to the right-hand side of the front garden, which provides access to the enclosed rear garden. The garden is primarily laid to an artificial lawn with kept borders and closed panel fencing, which clearly denotes its boundaries and further gated access at the rear 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 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.

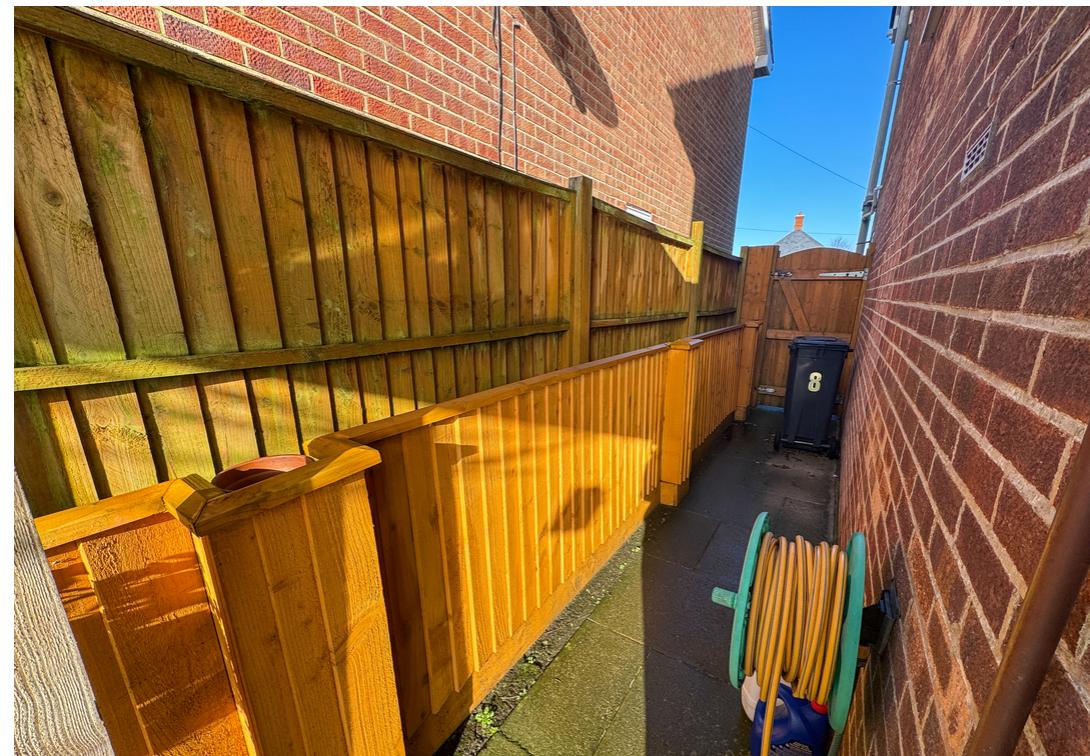


Size: 1076 sq ft (99.9 sq m)
Heating: Gas fired (Combi)
Glazing: Double glazed
Loft: Ladder installed. 50% boarded. Cavity Wall Insulation.
Parking: Single garage
Garden: South facing
Main Services: Electric/Gas/Water/Drains
Local Authority: BCP Council
Council Tax Band: D
Additional Information:

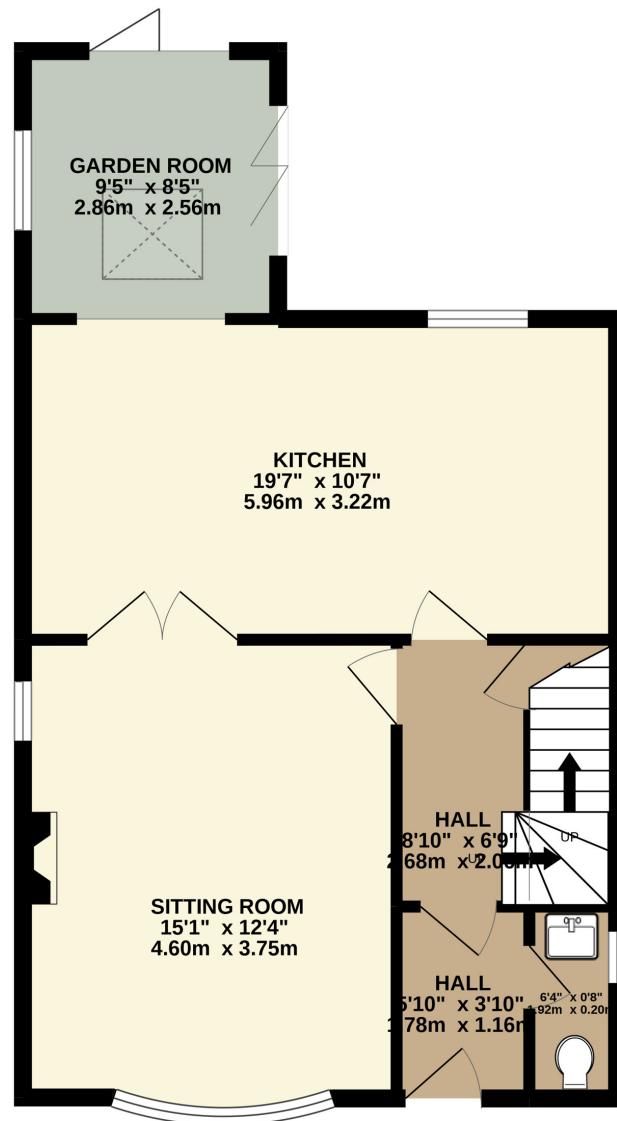
For information on broadband and mobile signal, please refer to the Ofcom website.

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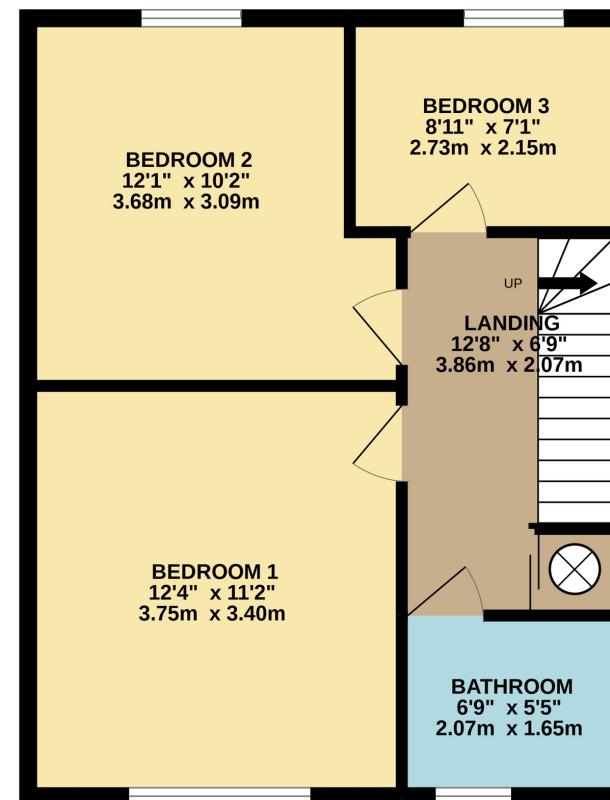


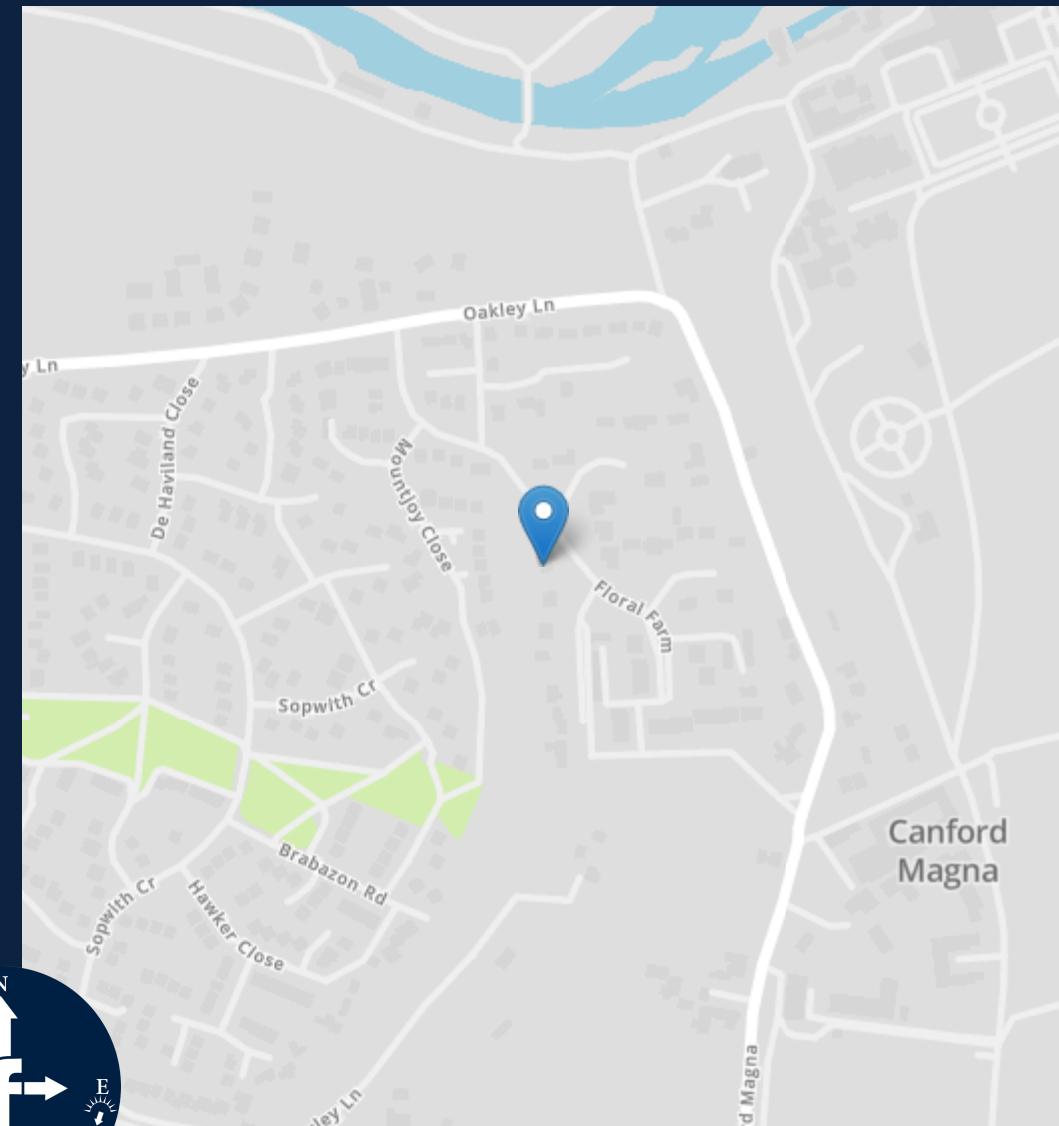
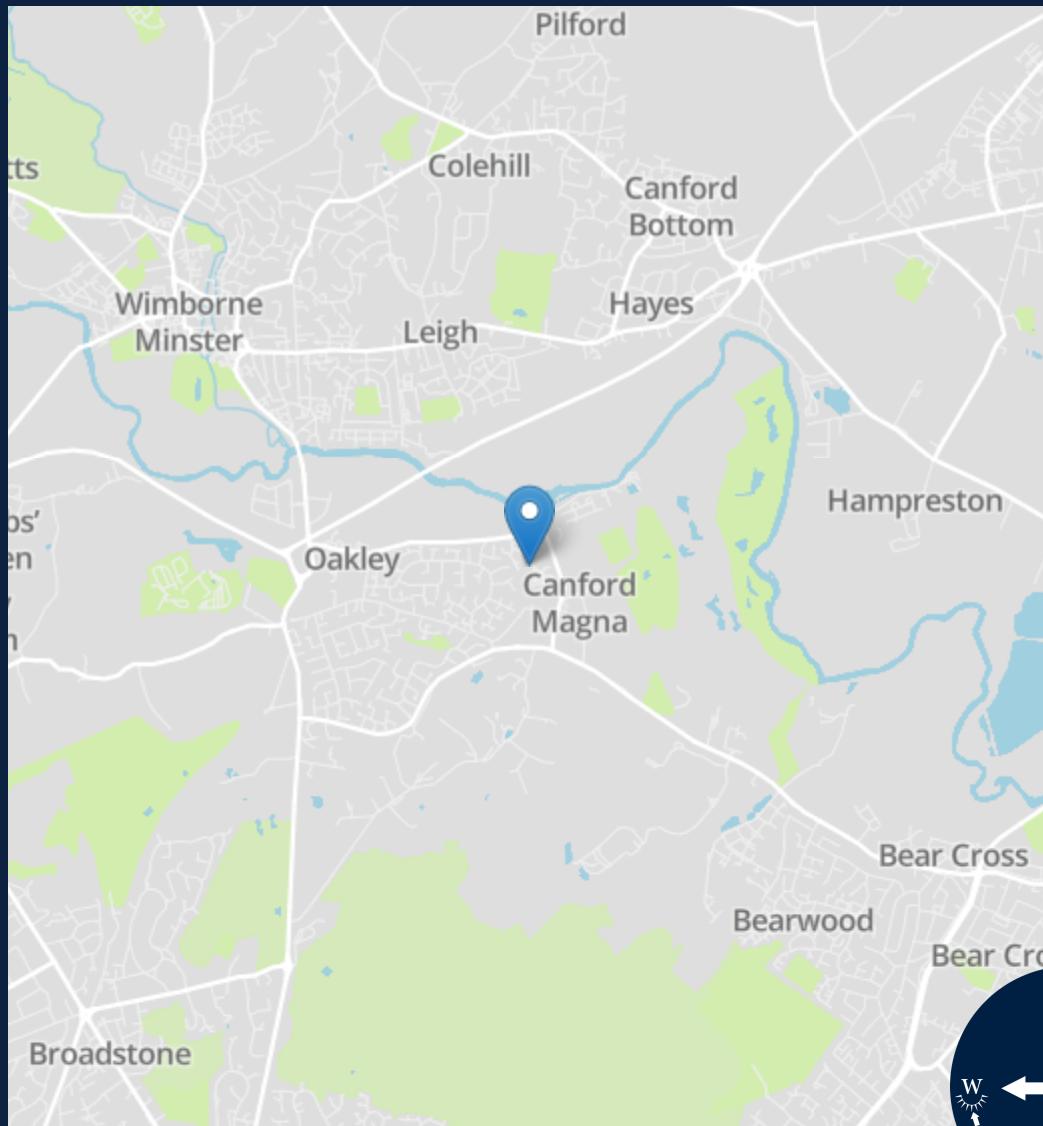


GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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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