



Offers In Excess Of
£300,000

BARNES CRESCENT, WIMBORNE BH21 2AY

Freehold



- ◆ END OF TERRACE HOUSE
- ◆ TWO DOUBLE BEDROOMS
- ◆ GROUND FLOOR 3RD BEDROOM/STUDY
- ◆ UNDERFLOOR HEATING
- ◆ OFF ROAD PARKING
- ◆ BRIGHT & AIRY THROUGHOUT
- ◆ SOLE AGENTS
- ◆ BUILT IN 2019

A well appointed, two double bedroom, end of terrace house benefiting from underfloor heating, off road parking and within a level walk of Wimborne Town Centre.

Property Description

The home was constructed in 2019 and is being offered with the remainder of a ten year builders warranty. The accommodation comprises an open plan kitchen and living room, cloakroom and study/third bedroom to the ground floor with two further double bedrooms and family shower room to the first floor. The property boasts underfloor heating throughout the ground floor and is entirely double glazed throughout.





Gardens and Grounds

The front garden is entirely laid to hard standing and suited to two vehicles and there is a pathway to the right hand side which provides access to the rear garden. The rear garden is immaculately presented with an area of kept lawn as well as a wood-built garden shed and patio area spanning 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: 789 sq ft (73.3 sq m)

Heating: Gas fired heating

Glazing: Double glazed

Parking: Off road

Garden: Front and rear

Main Services: Gas, electric, drains, water, telephone

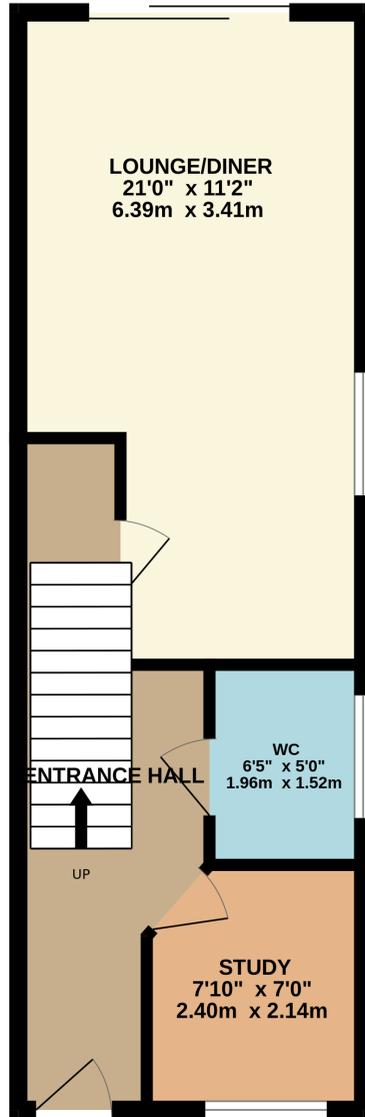
Local Authority: Dorset Council

Council Tax Band: B

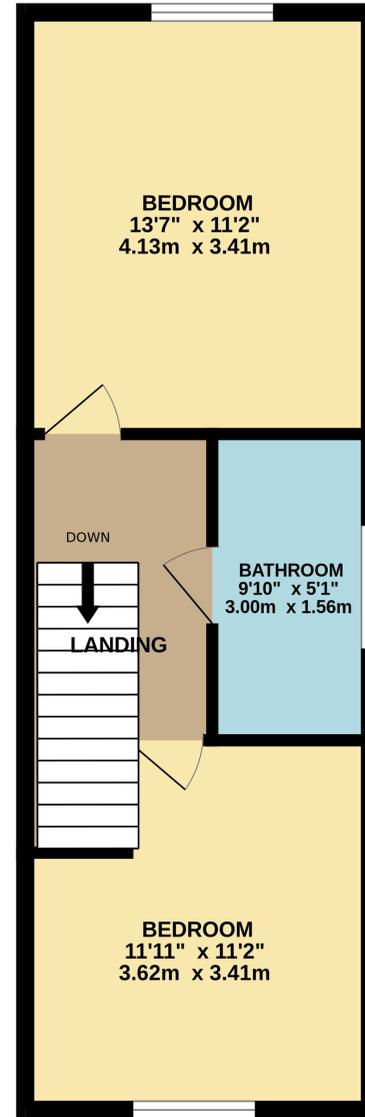


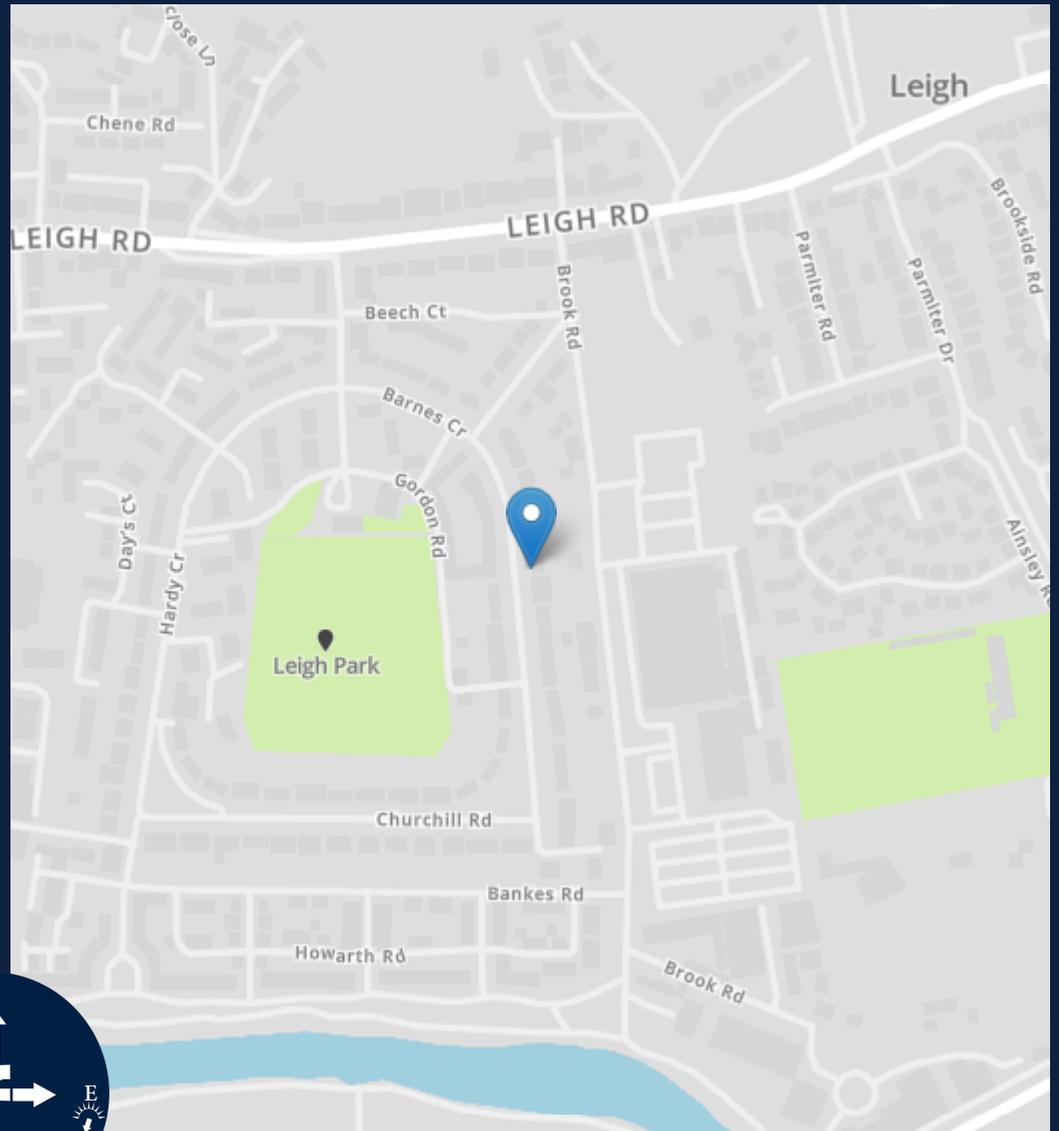
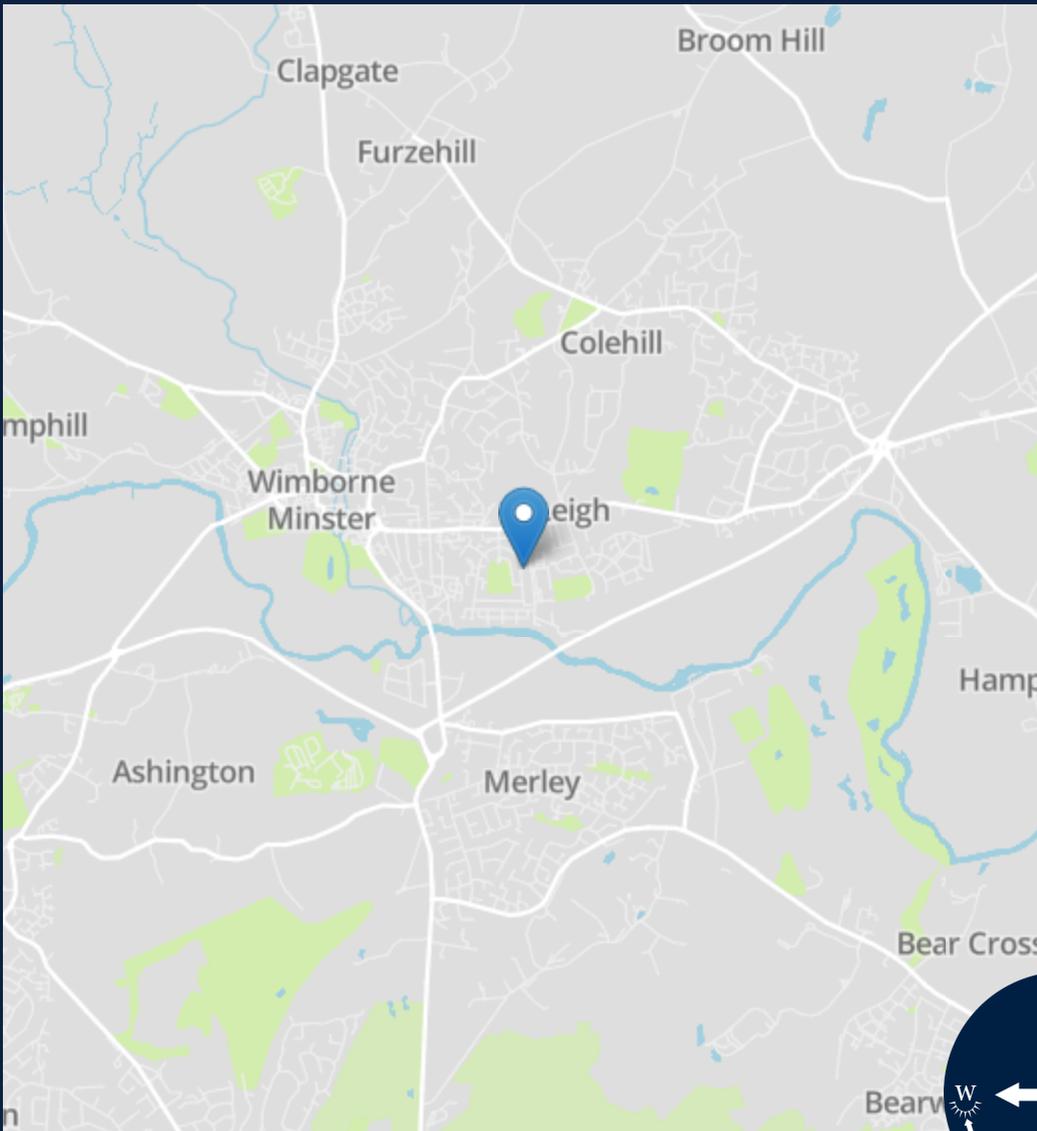


GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	82	
(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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