



Offers in Excess of
£350,000

Freehold

CUTLERS PLACE, WIMBORNE BH21 2HX



- ◆ SEMI - DETACHED HOUSE
- ◆ CUL DE SAC POSITION
- ◆ DETACHED GARAGE
- ◆ THREE BEDROOMS

A three bedroom, end of terrace, house benefiting from gas central heating, double glazing as well as a purpose built garden room and single garage. Vendors suited.

Description

The home is positioned towards the southerly edge of the popular residential area of Cutlers Place and the vendors have already found their next home. The accommodation comprises a living room, kitchen and third bedroom on the ground floor and there are two further double bedrooms, family bathroom and separate cloakroom on the first floor. The property is entirely double glazed throughout and benefits from gas fired heating.

Outside

The rear garden is split into two principal areas with a paved patio spanning the rear elevation of the home and there is a step up to the decking area. A purpose built garden room sits adjacent to the lawn and benefits from being insulated as well as having power and is ideal for a home office/therapy room. There is a single garage with an up and over style door in an adjacent block.

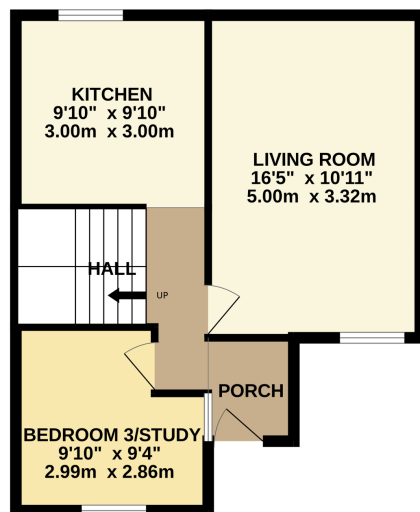
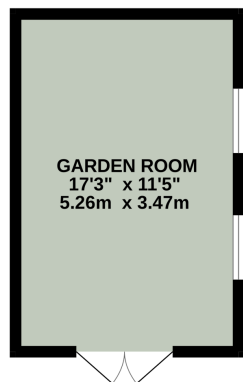
Location

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.

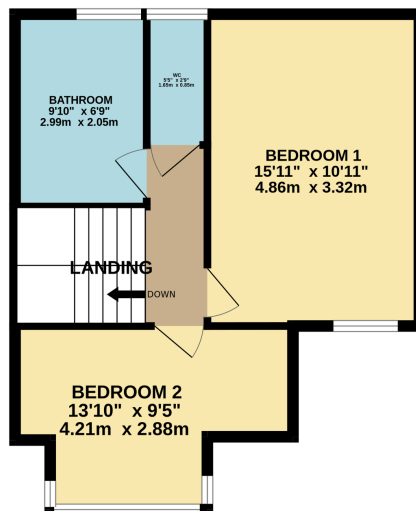
Size: 1008 sq ft (100.9 sq m)
 Heating: Gas fired
 Glazing: Double glazed
 Parking: Communal parking & garage
 Garden: Front and rear
 Main Services: Electric, water, gas, drains
 Local Authority: Dorset Council
 Council Tax Band: C



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

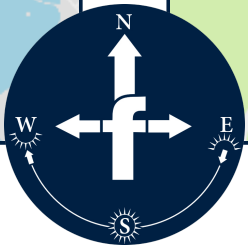
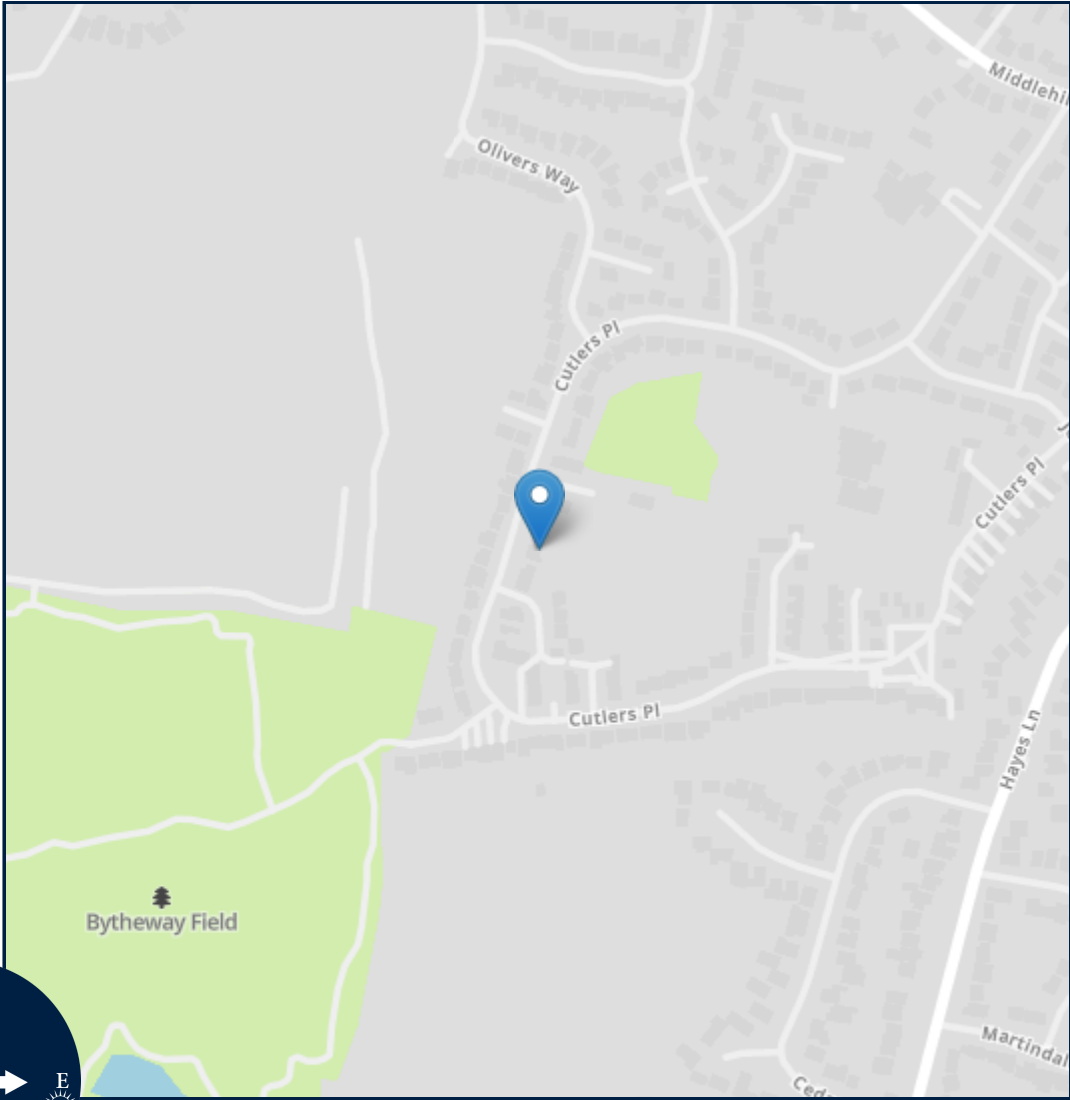
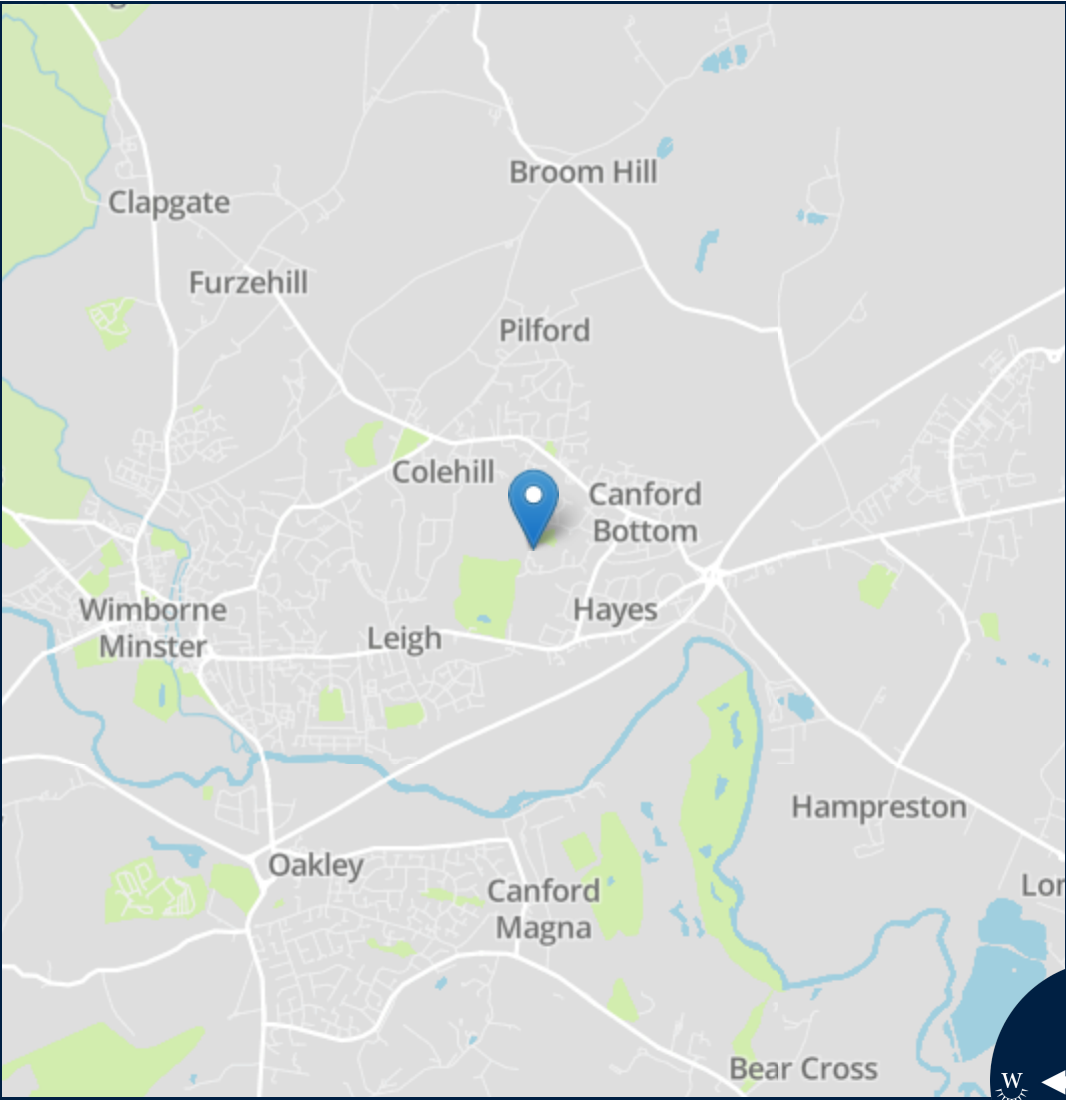


1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



12 East Street, Wimborne,
Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000