



*Asking Price*

£395,000

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

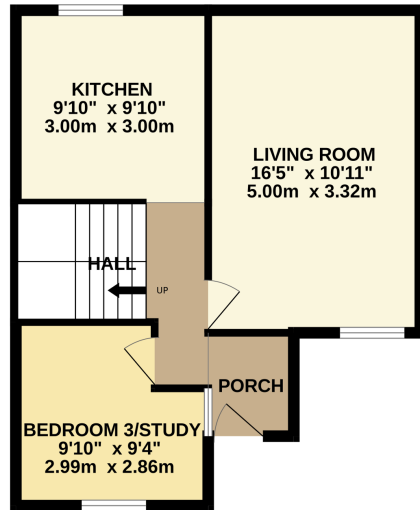
Garden: Front and rear

Main Services: Electric, water, gas, drains

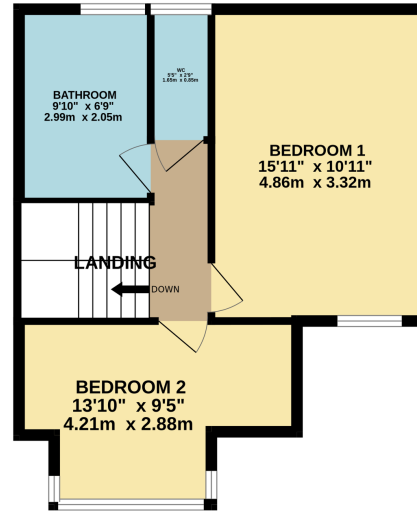
Local Authority: Dorset Council

Council Tax Band: C

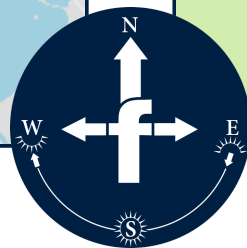
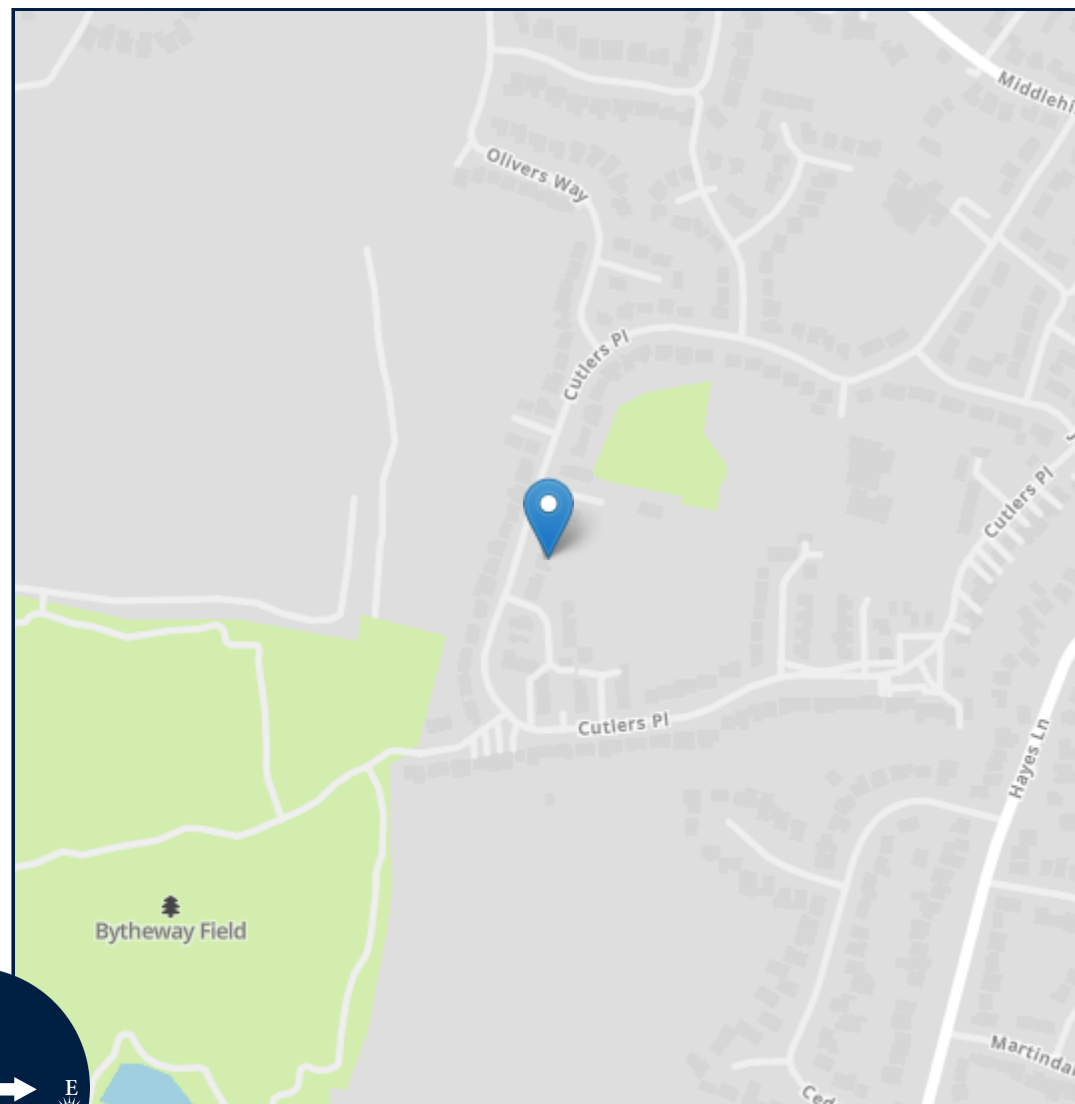
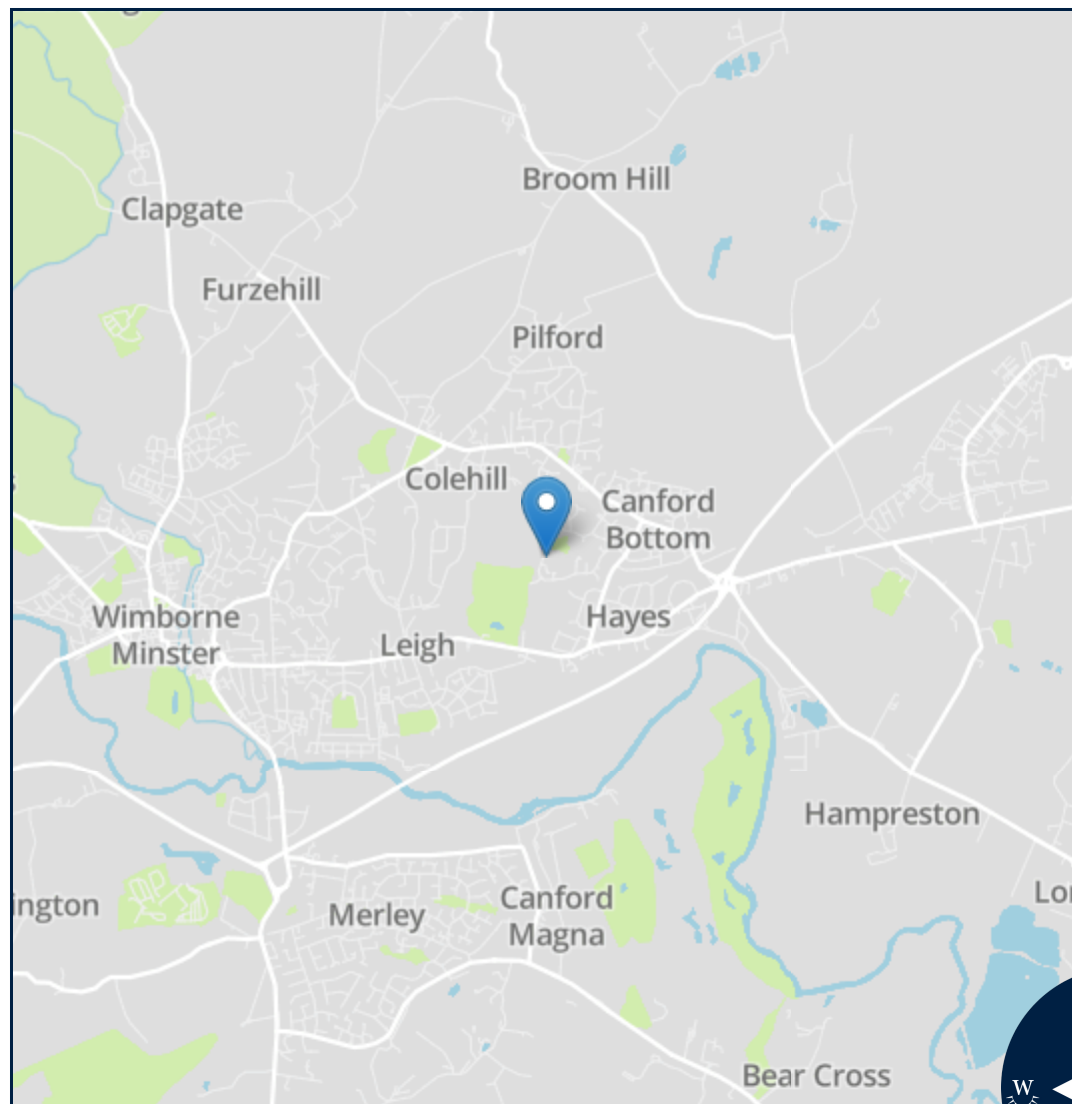
GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



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  
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