



Asking Price

£334,950

Freehold

CUTLERS PLACE, WIMBORNE BH21 2HY



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- ◆ **MID TERRACE FAMILY HOME**
- ◆ **THREE BEDROOMS**
- ◆ **VENDOR SUITED**
- ◆ **SECURE LOCK UP GARAGE**

An immaculately presented, three bedroom, mid-terraced family home boasting a secure lockup garage, versatile open plan living space, westerly aspect garden and positioned within a preferred school catchment area.

Property Description

The home is positioned towards the southerly edge of the popular residential area of Cutlers Place and is presented in immaculate condition throughout. The accommodation comprises a versatile ground floor open plan living room, a kitchen with integrated appliances consisting of fridge/freezer, extra freezer and dishwasher and a dining area, which is ideal for family living, and there is also a cloakroom. The first floor boasts three bedrooms, with fitted wardrobes, which are serviced by a fitted family bathroom. The home is also entirely double glazed throughout and benefits from gas fired heating.

Gardens and Grounds

The front garden has been sympathetically hard landscaped and there is a patio area adjoining the front elevation. The rear garden has a westerly aspect and benefits from a generous veranda-style canopy, ideal for all weather use and neatly covers the patio, which spans the entire rear elevation. There is an area laid to artificial lawn and a garden gates denotes access from the adjoining cul de sac.

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: 596 sq ft (55.4 sq m)

Heating: Gas fired heating (combi) serviced annually

Glazing: Double glazed

Loft: Yes. Ladder installed. 50% boarded.

Parking: Garage in block

Garden: West facing

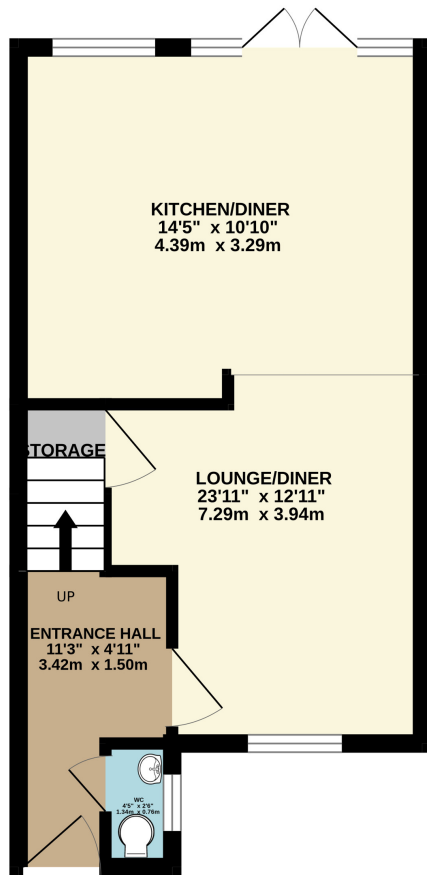
Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

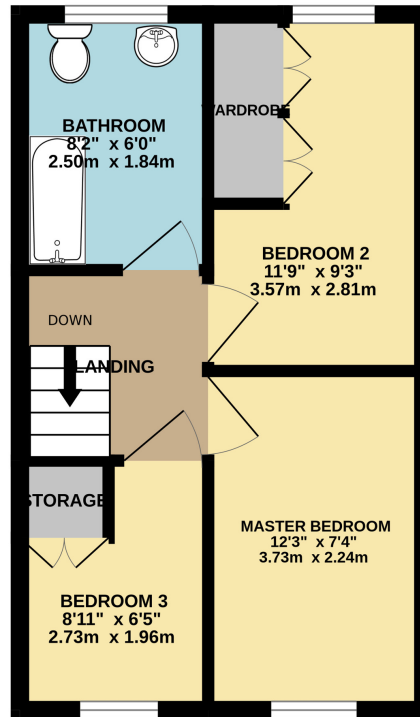
Council Tax Band: C



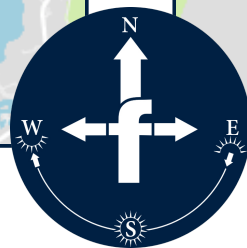
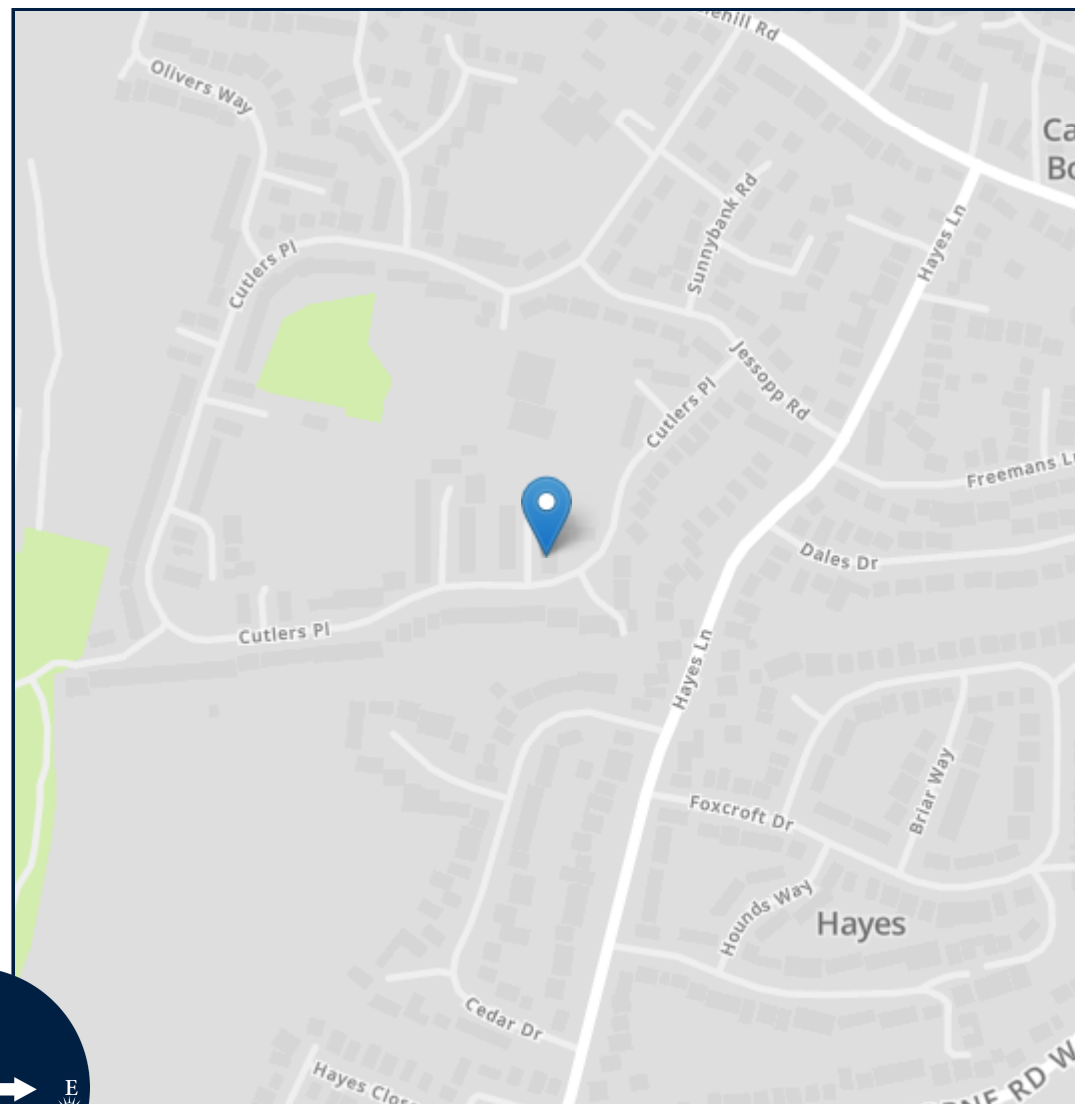
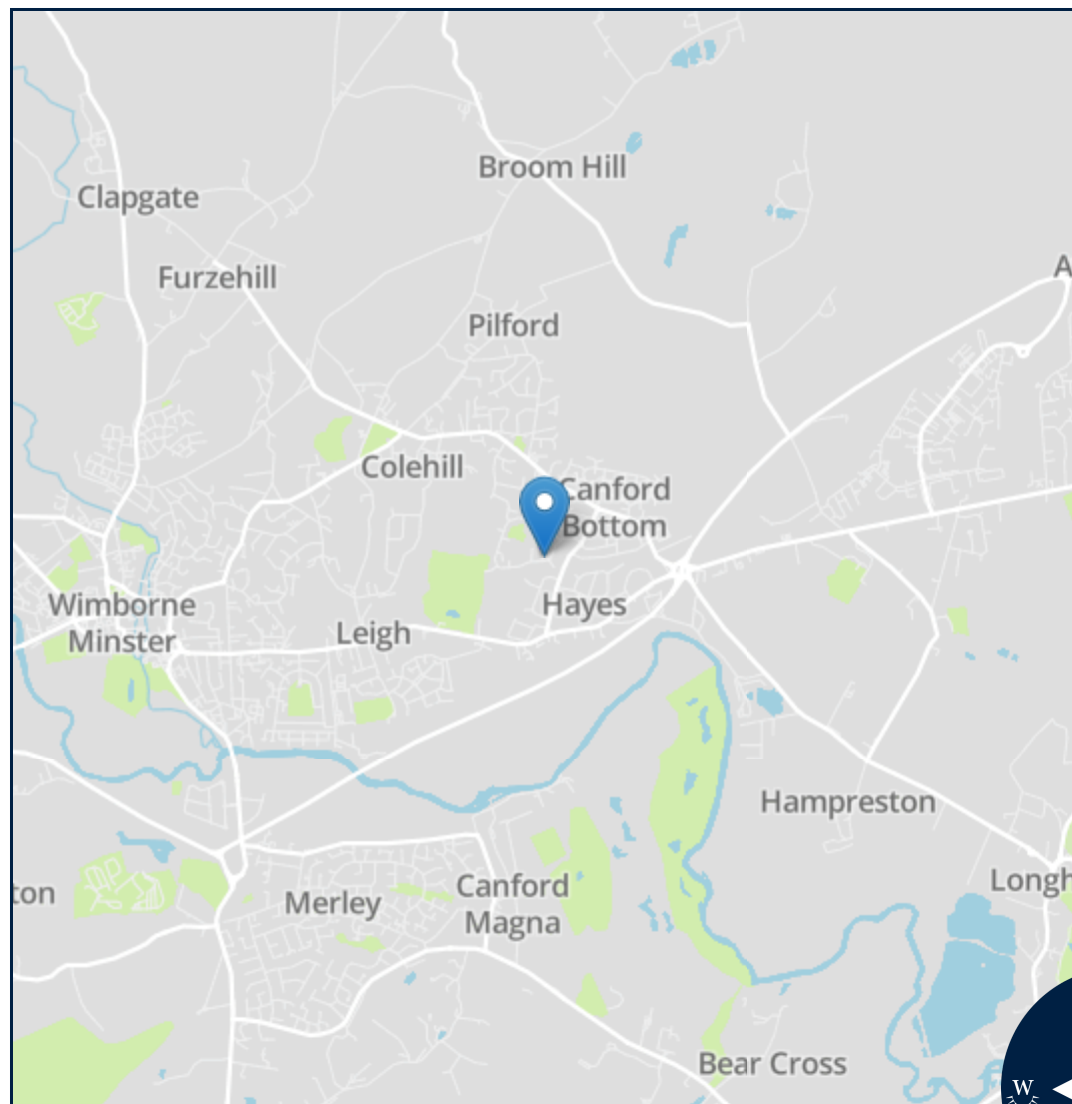
GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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