



Guide Price

£395,000

Freehold

NEWMANS CLOSE, WIMBORNE BH21 1XA



- ◆ TOWN CENTRE LOCATION
- ◆ SOUTH FACING RIVER VIEWS
- ◆ TWO DOUBLE BEDROOMS
- ◆ TWO BATHROOMS

A beautifully appointed and versatile two bedroom home boasting delightful river views as well as two full bathrooms, allocated off road parking and within close proximity to Wimborne Town Centre.

## Property Description

The property sits within this development that was completed by Linden Homes in 2007 located along the bank of the River Stour. The development comprises a selection of two and three bedroom properties with this particular home benefiting from a prominent position that boasts river views. The accommodation comprises of a newly fitted kitchen with integrated appliances, living room and cloakroom on the ground floor and two double bedrooms and two fully refurbished bathrooms (one an ensuite) to the first floor. The ground floor also boasts a versatile cloaks cupboard and the home offers gas fired heating as well as double glazing throughout.

## Gardens and Grounds

There is a paved courtyard style patio area which has a slight elevation over the river and gives a south facing aspect to enjoy the pleasant views.

Service Charge Details: £663.96 per annum paid half yearly (£331.98)

## 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: 724 sq ft (67.3 sq m)

Heating: Gas fired (Combi) (Less than 1 yr old)

Glazing: Double glazed

Parking: 1 parking space

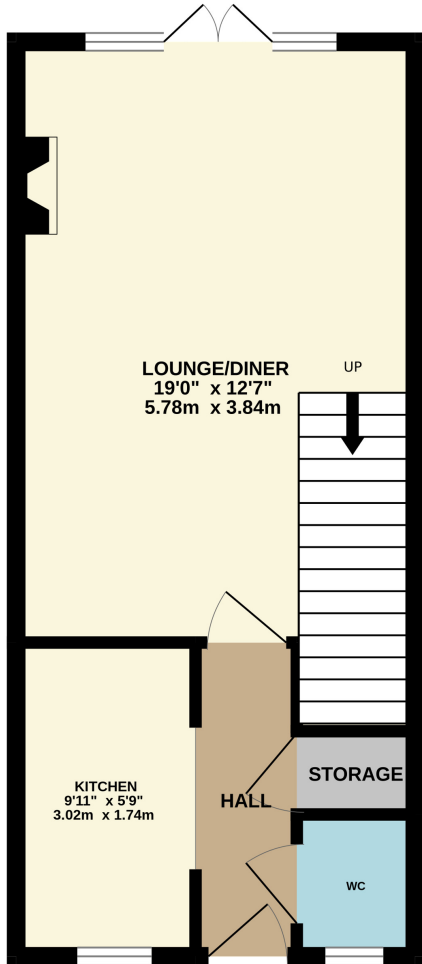
Garden: South facing

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

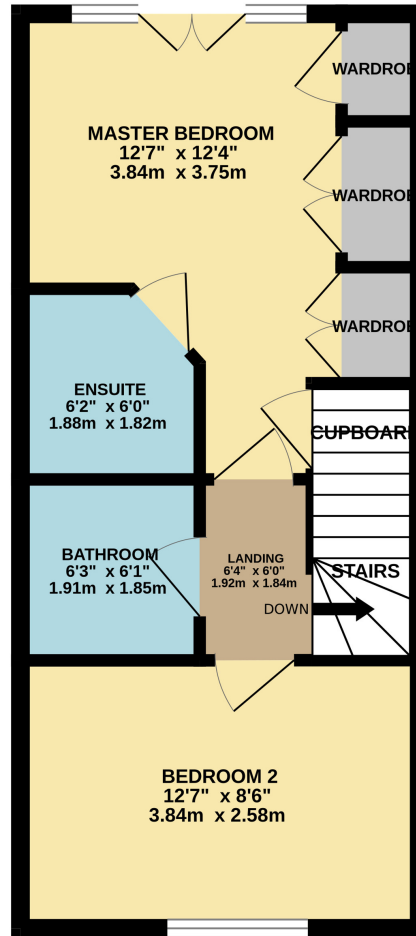
Local Authority: Dorset Council

Council Tax Band: C

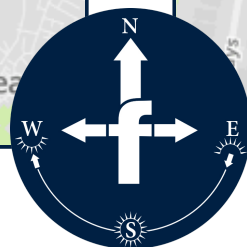
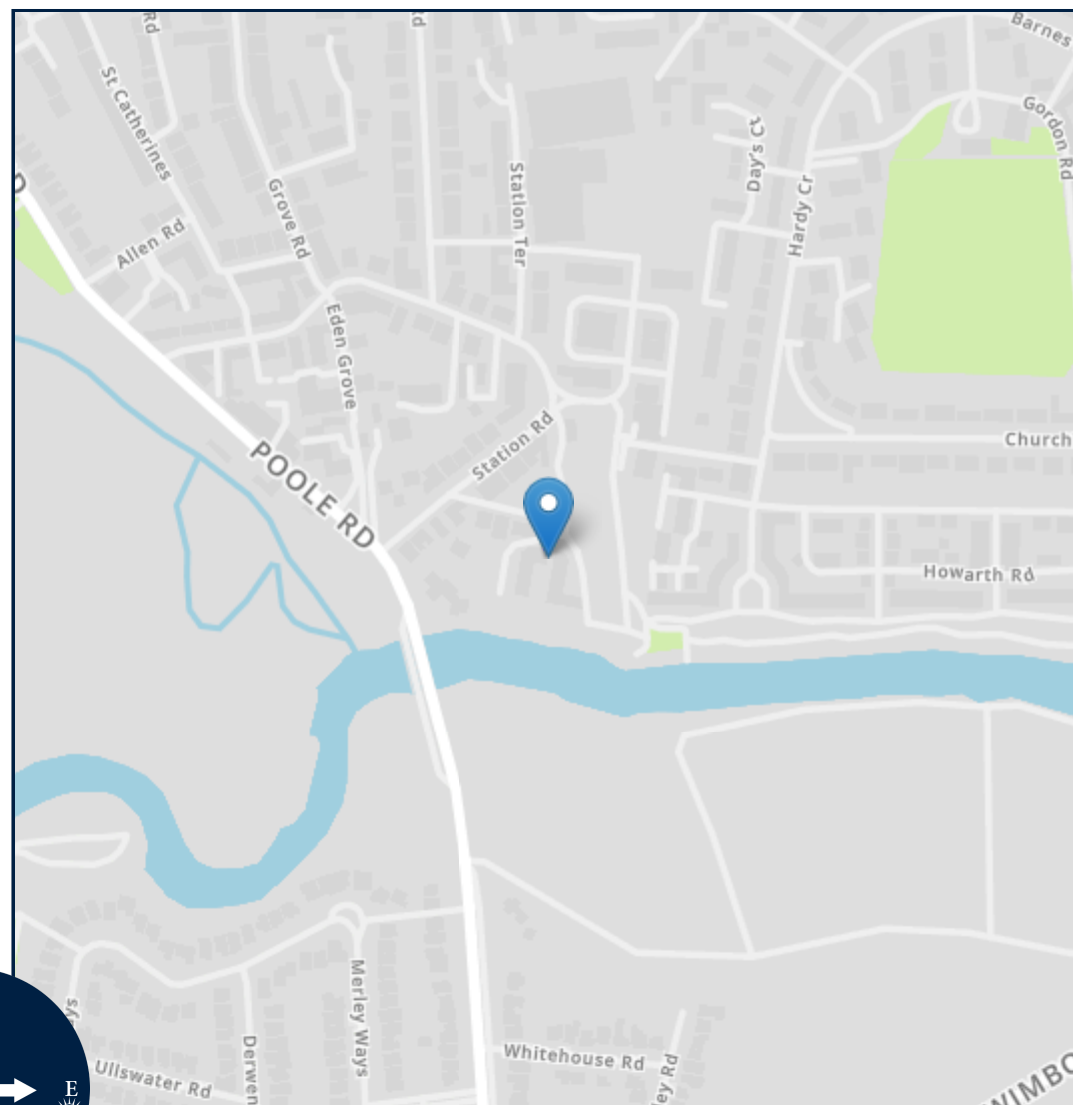
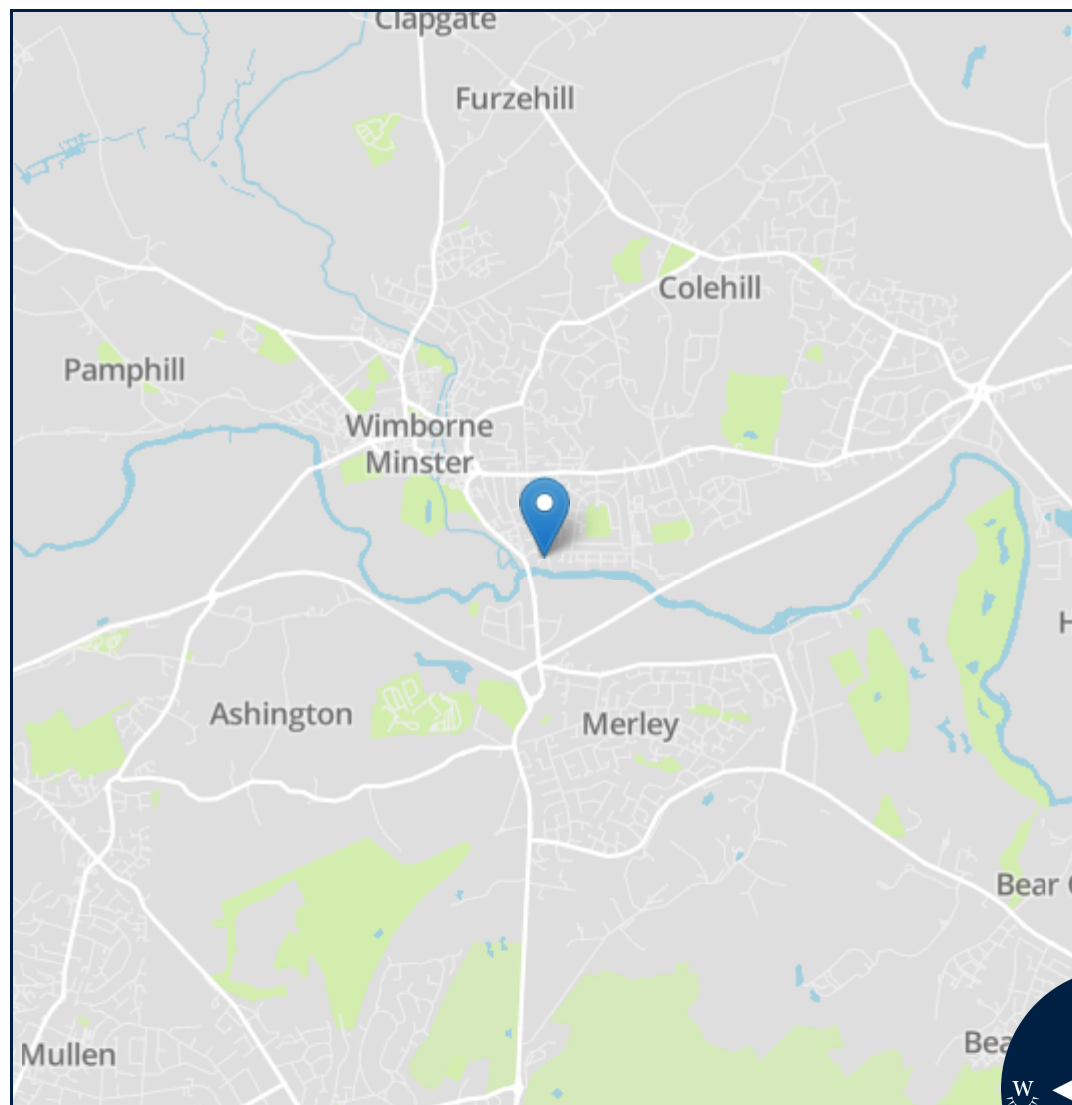
GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	87
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
72	

England, Scotland & Wales

EU Directive 2002/91/EC



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