



Asking Price
£375,000

Freehold

HENBEST CLOSE, WIMBORNE BH21 2EX



- ◆ MID TERRACED HOUSE
- ◆ THREE BEDROOMS
- ◆ ALLOCATED OFF ROAD PARKING
- ◆ GAS FIRED HEATING

A beautifully presented and well-proportioned three bedroom home situated in a courtyard-style development, benefitting from two allocated parking spaces and an enclosed rear garden located near to Wimborne.

Property Description

Henbest Close was developed on the run up to the Millennium and comprises a selection of courtyard-style homes. This particular property is positioned on the southerly edge and offers traditional accommodation comprising three bedrooms with a family bathroom to the first floor, and a versatile kitchen/breakfast room and open plan lounge/dining room to the ground floor with Kardean flooring. There is also a downstairs cloakroom. The home has been double glazed throughout and benefits from gas fired heating.

Gardens and Grounds

The rear garden is laid to a kept lawn and there is a paved patio area spanning the rear elevation of the home. There is an independent access to the garden via a garden gate and the home benefits from having two allocated parking spaces conveyed with it.

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 dating back over 50 years 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: 1000 sq ft (92.9 sq m)

Heating: Gas fired (vented).

Glazing: Double glazed

Parking: Allocated off road

Garden: Enclosed. West facing.

Loft: 50% boarded.

Main services: gas, water, electric, drains

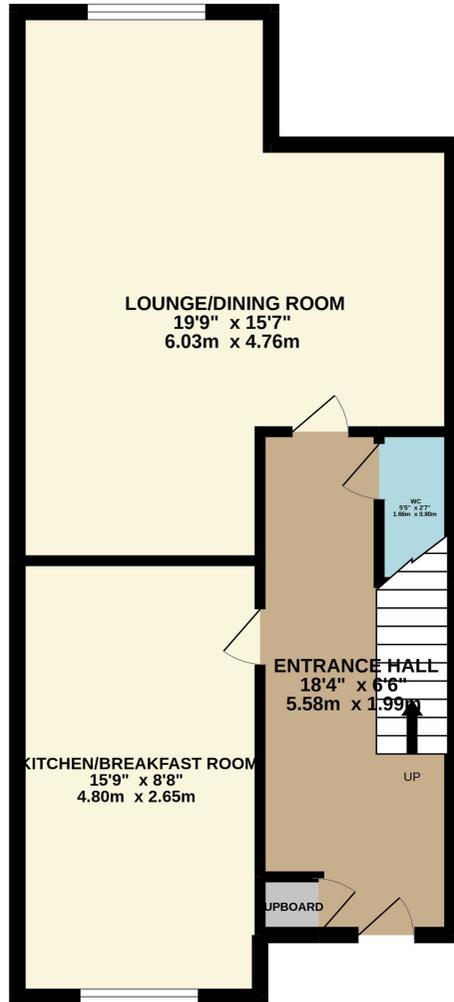
Local Authority: Dorset Council

Council Tax Band: D

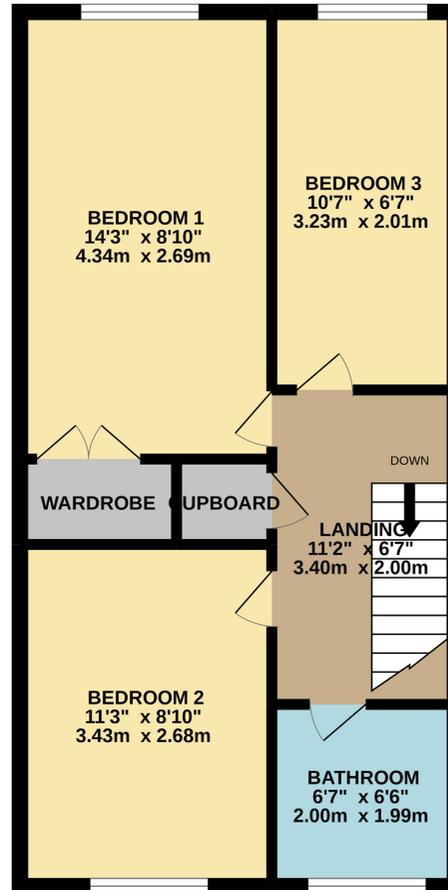
Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk



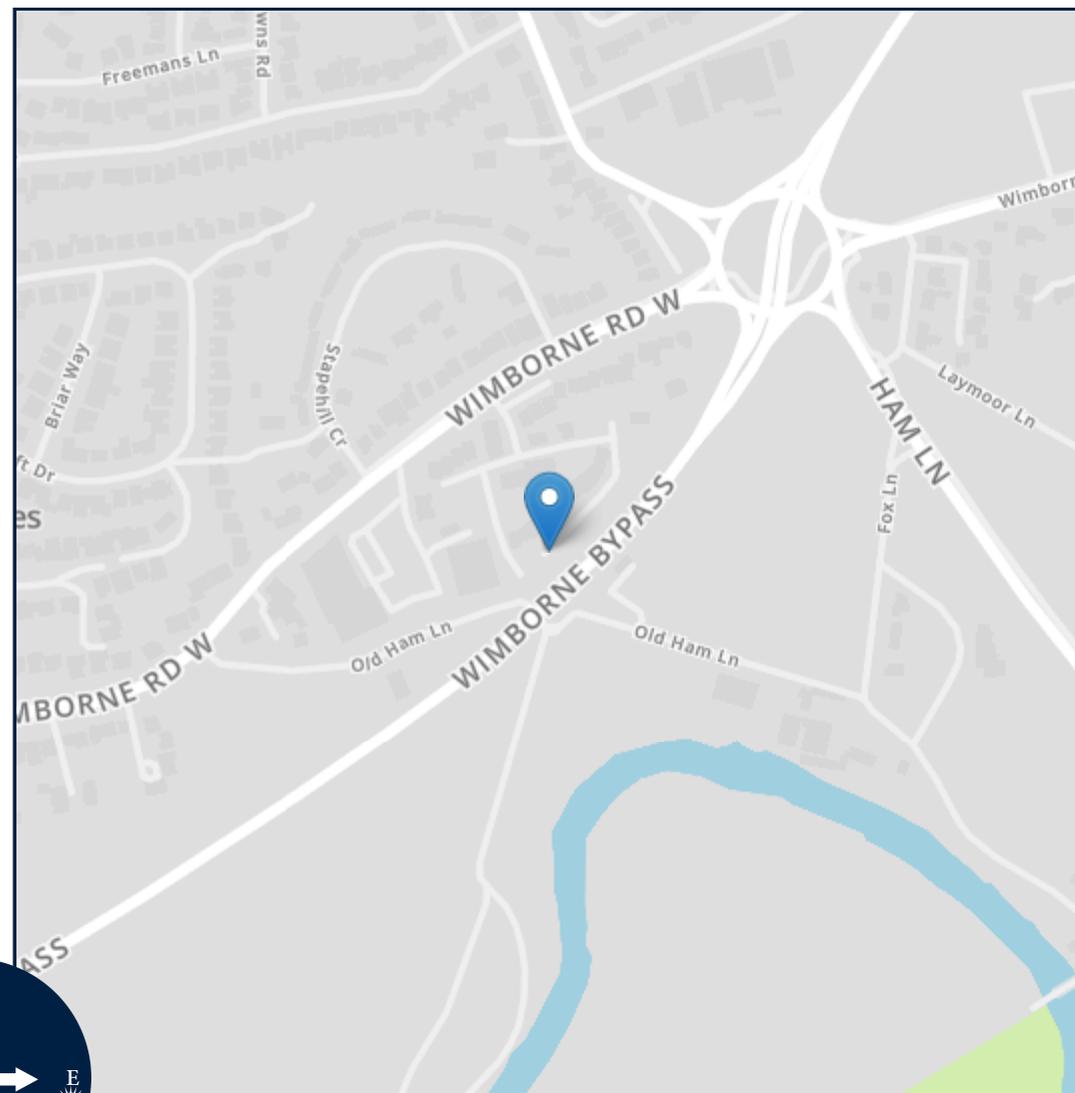
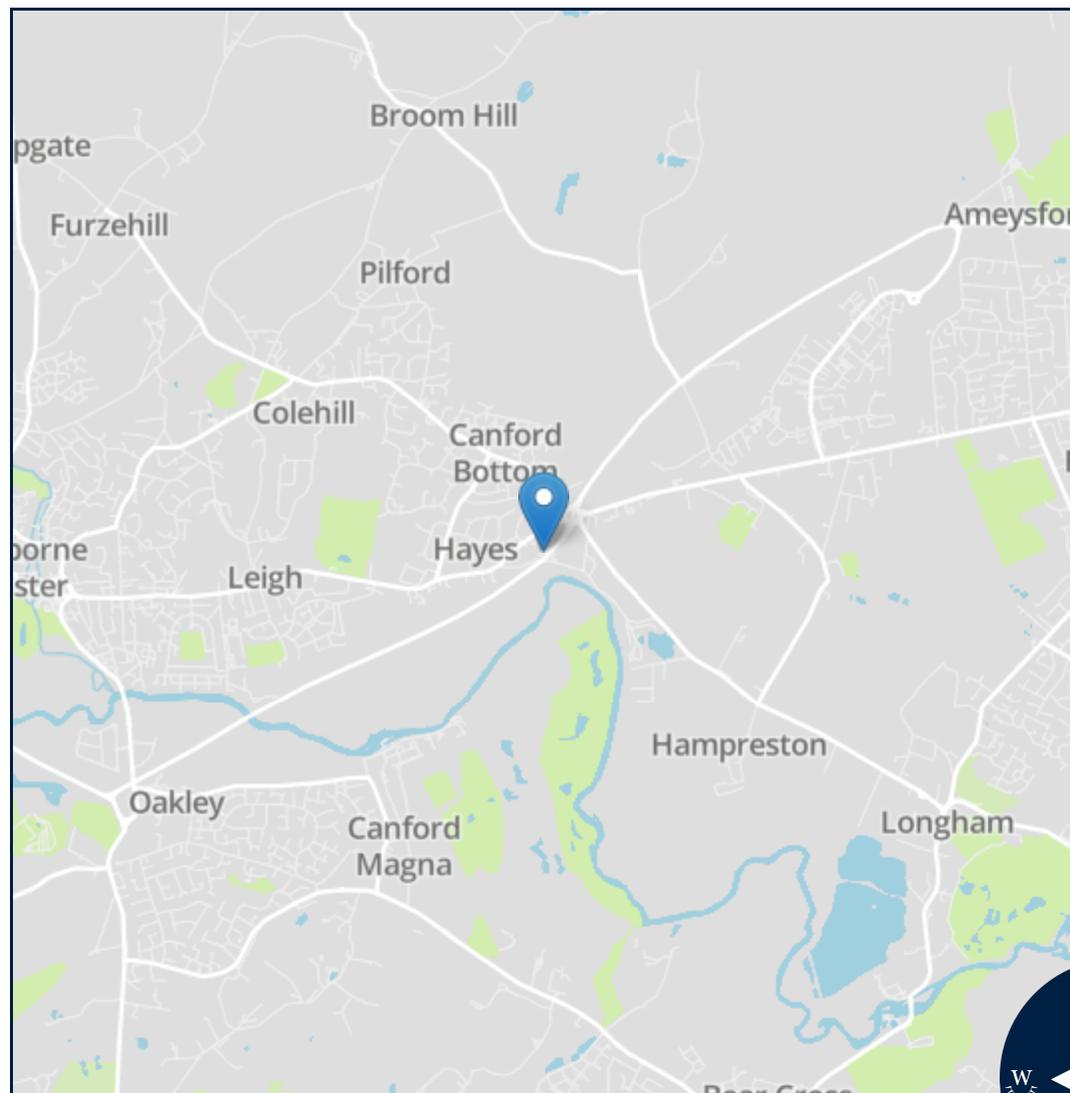
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 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			
(92-100)	A		
(81-91)	B		86
(69-80)	C	69	
(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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