

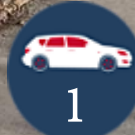


Asking Price

£247,500

Freehold

GREENCLOSE LANE, WIMBORNE BH21 2AL



- ◆ **TERRACED HOUSE**
- ◆ **ONE BEDROOM**
- ◆ **PRIVATE GARDEN**
- ◆ **ALLOCATED OFF ROAD PARKING**

A well proportioned, one bedroom, terraced home situated within walking distance of Wimborne Town Centre and boasting garden as well as off road parking, gas fired heating and double glazing. Ideal for first time buyers and investors alike.

Property Description

Situated on a corner plot, this home is ideal for those starting out on the property ladder, as well as those looking to invest. The accommodation comprises of an open plan lounge/dining room and kitchen on the ground floor and a generous double bedroom and family bathroom on the first floor. The home also boasts gas fired heating as well as being double glazed throughout.

Gardens and Grounds

There is a private garden denoted with the property ,which as a southerly orientation, and is primarily laid to a kept lawn. Adjacent to the terrace is a parking area to the rear, where there is a space conveyed with this property.

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: sq ft (sq m)

Heating: Boiler (combi) 14 yrs old,

Glazing: Double glazed

Parking: 1 Space

Loft: No ladder installed. No boarding.

Garden: South facing

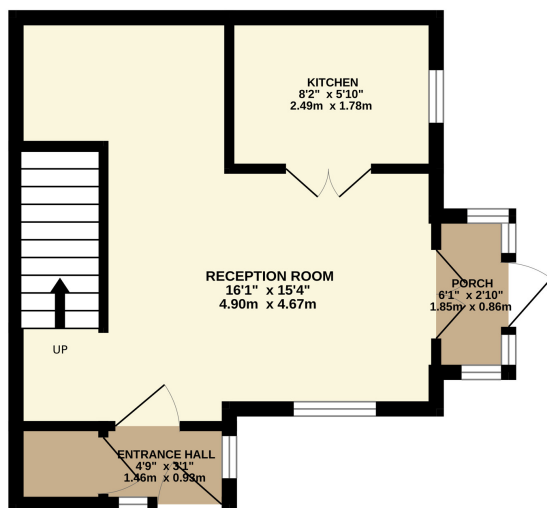
Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

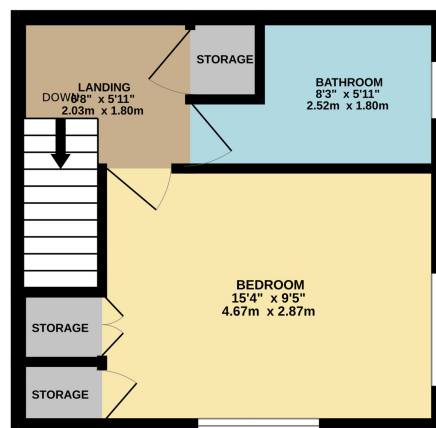
Council Tax Band:B



GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.

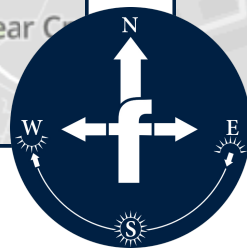
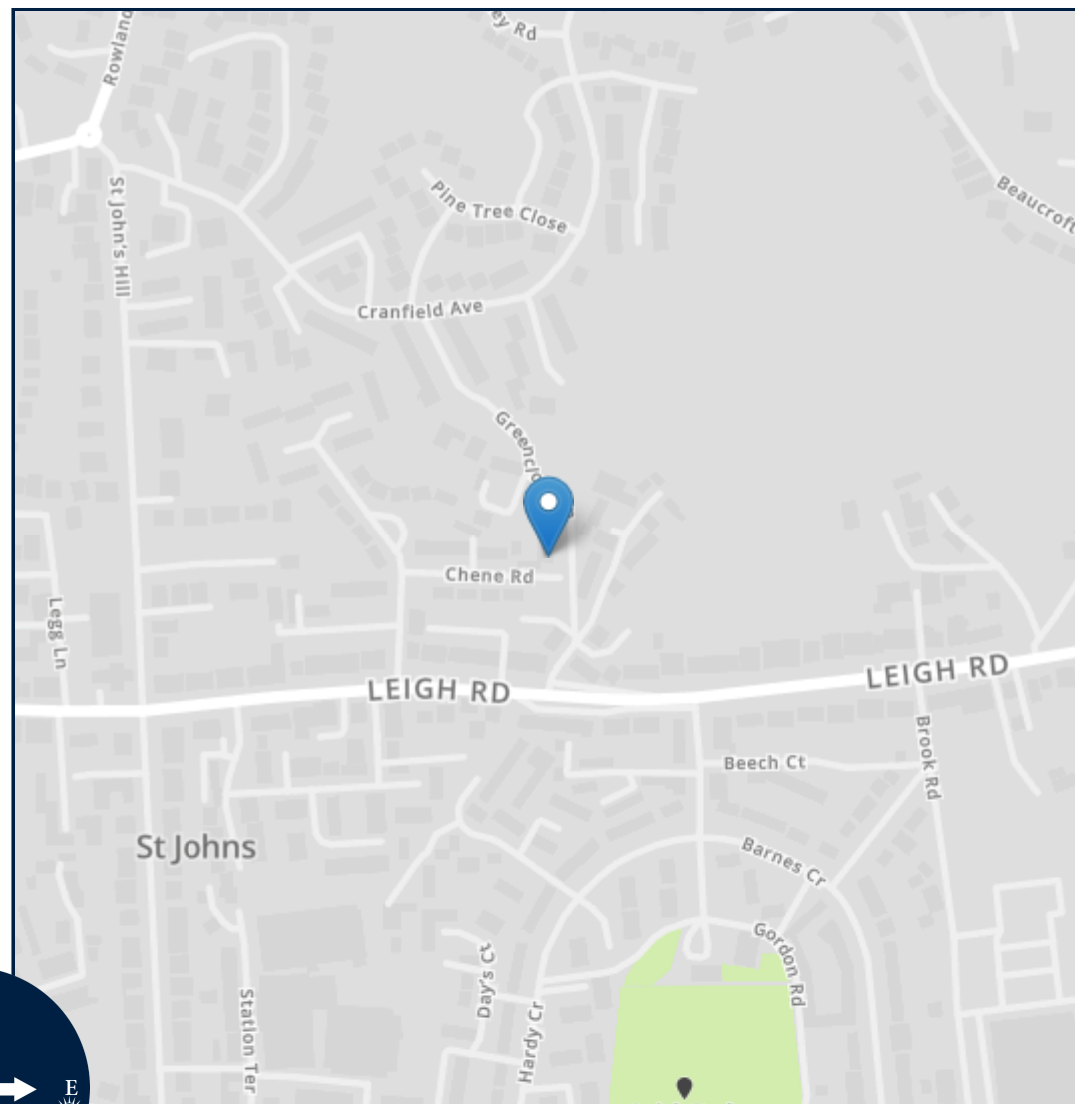
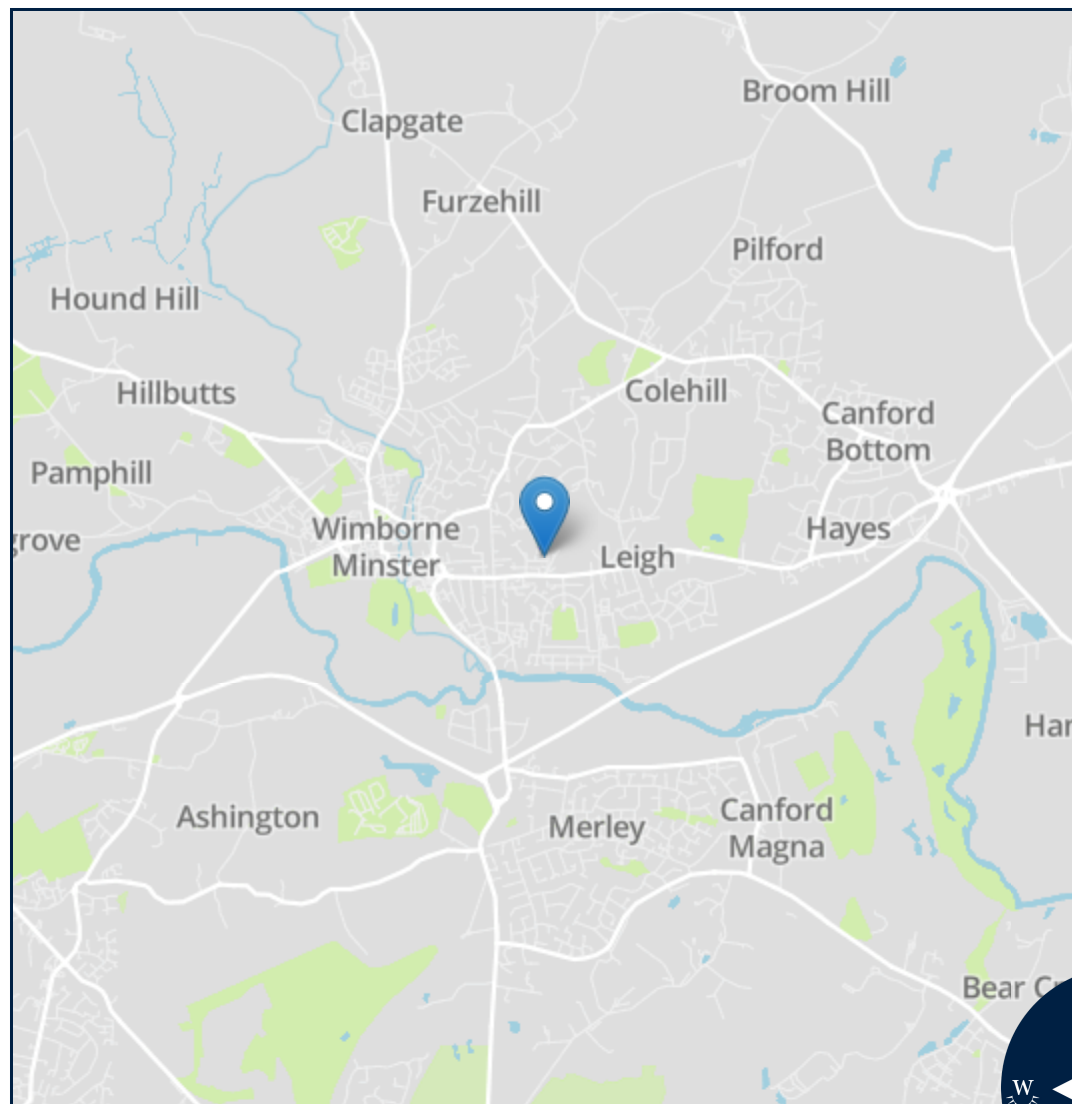


1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 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+)	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	
67	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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