



Asking Price

£350,000

SELKIRK CLOSE, WIMBORNE BH21 1TP

Freehold



- ◆ MID TERRACED HOUSE
- ◆ THREE DOUBLE BEDROOMS
- ◆ TWO BATHROOMS
- ◆ WESTERLY FACING GARDEN
- ◆ SOLE AGENTS
- ◆ GAS FIRED HEATING
- ◆ CONSERVATORY
- ◆ DOUBLE GLAZED THROUGHOUT

A well presented, three bedroom, mid-terrace home within the heart of Merley, boasting a conservatory, modern fitted kitchen and two bathrooms and a garden.

Property Description

Selkirk Close is located in the heart of Merley and comprises a selection of residential homes which were constructed in the 1970's. This particular property has a slightly elevated position and is set back from the road, which provides a natural degree of privacy.

The downstairs accommodation comprises an enclosed entrance porch with access to the hallway, downstairs shower room and provides access to the principle rooms of the home. The living/ dining room is well proportioned and offers dual aspect views of the front and rear garden and access to the conservatory. The modern fitted kitchen is located at the rear of the home and offers a selection of base and eye level units and provides access to the enclosed rear garden. On the first floor there are three double bedrooms, a store room and a family bathroom.

Additionally, the property benefits from gas fired heating and double glazing throughout.





Gardens and Grounds

The front garden has individual lawned areas fronting the property with a selection of flower beds and shrubs. There may be scope to change to use of the front garden to driveway parking (STPP). There is also a hard standing to the side of the property which can be used as a storage area. The rear garden has a west facing orientation and consists of a spacious patio, ideal for al fresco dining and entertaining, and there is a kept lawn with a path leading to tiered decking at the end of the garden.

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: 1119 sq ft (104 sq m)
Heating: Gas fired (vented)
Glazing: Double glazed
Parking: Residents car parking available on an ad hoc basis
Loft: No ladder installed. 25% boarded
Garden: West facing
Main Services:Electric, water, gas, drains, telephone
Local Authority: BCP Council
Council Tax Band: C
Additional Information:

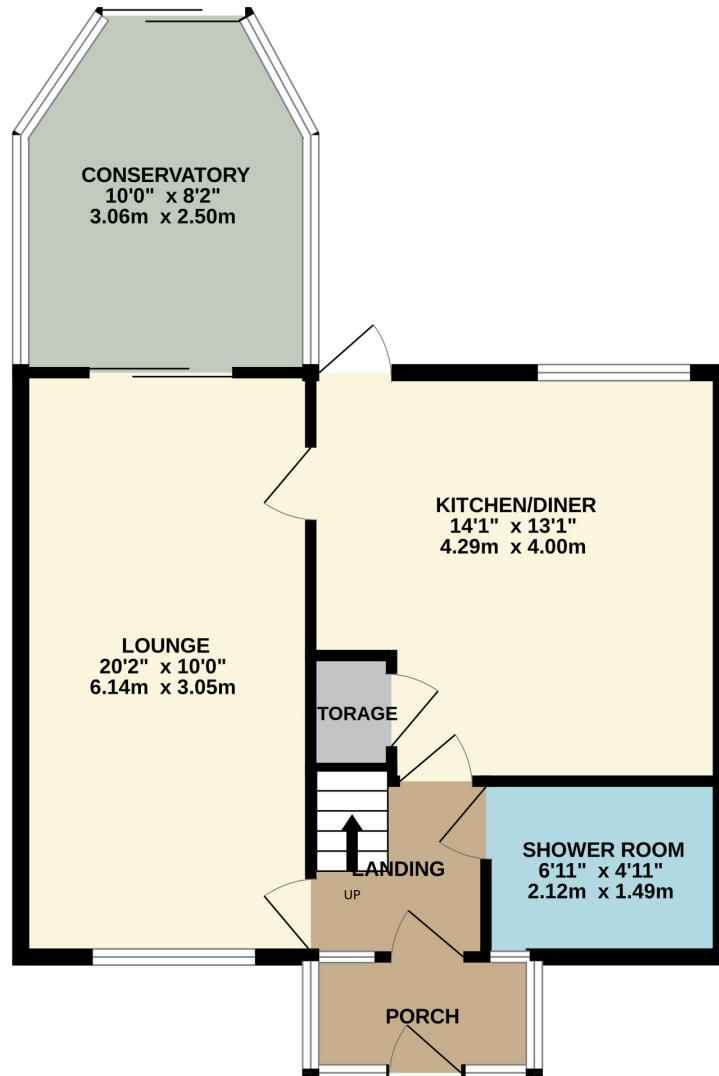
For information relating to broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

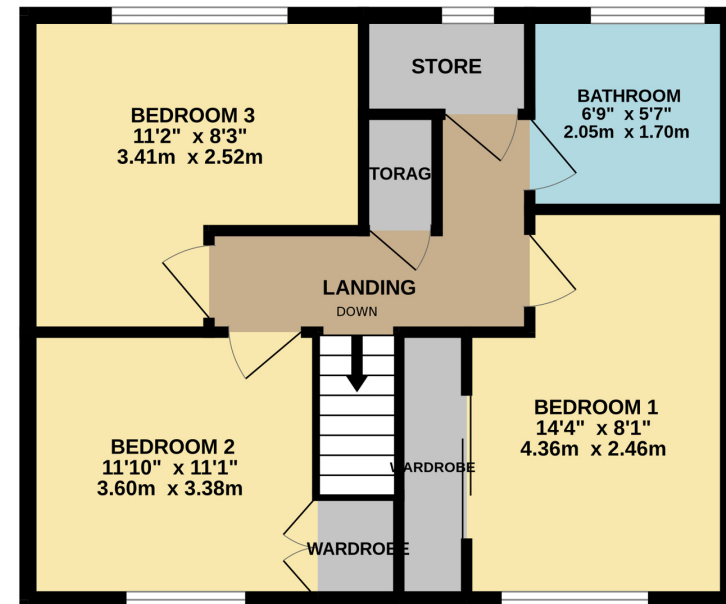


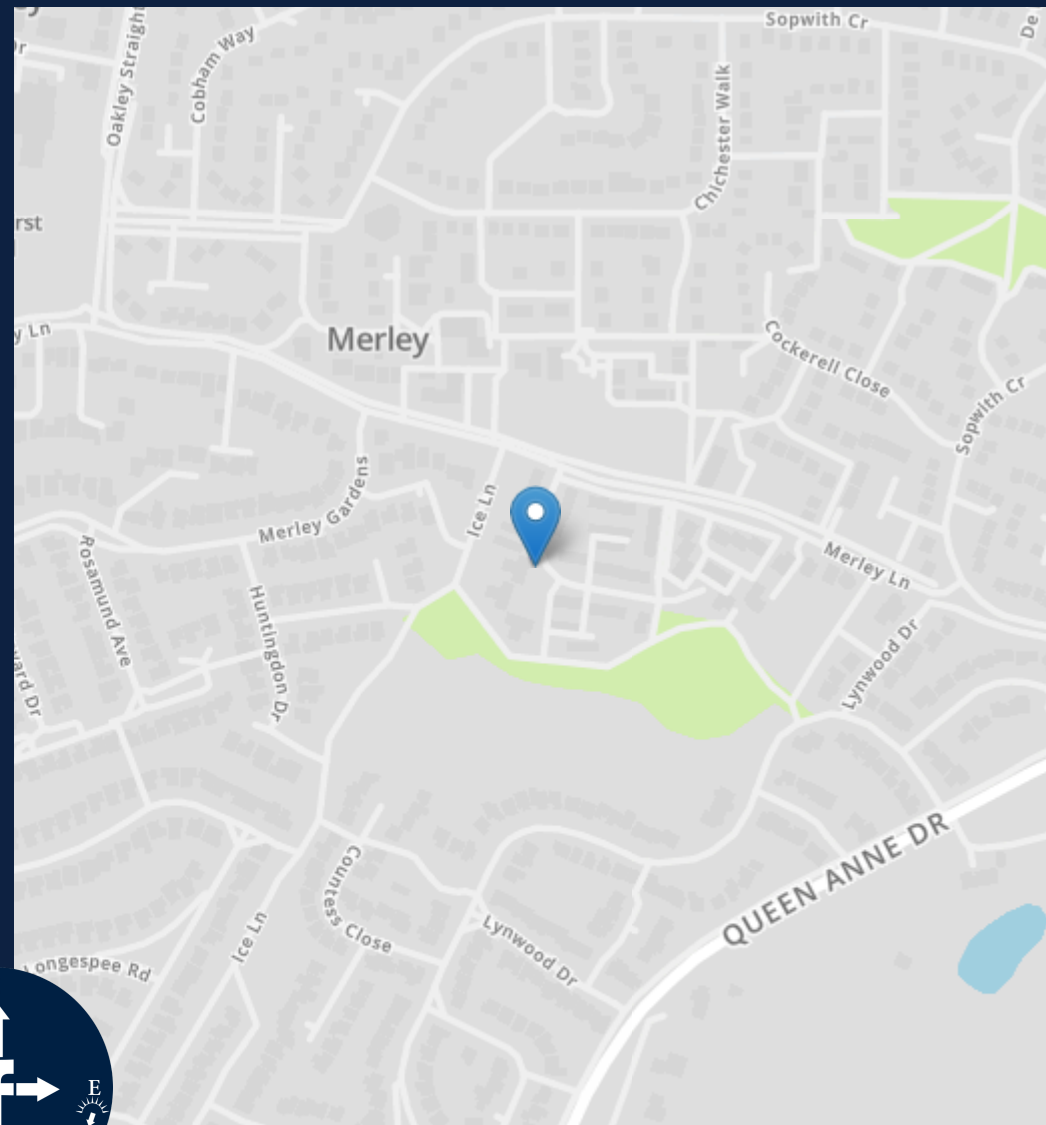
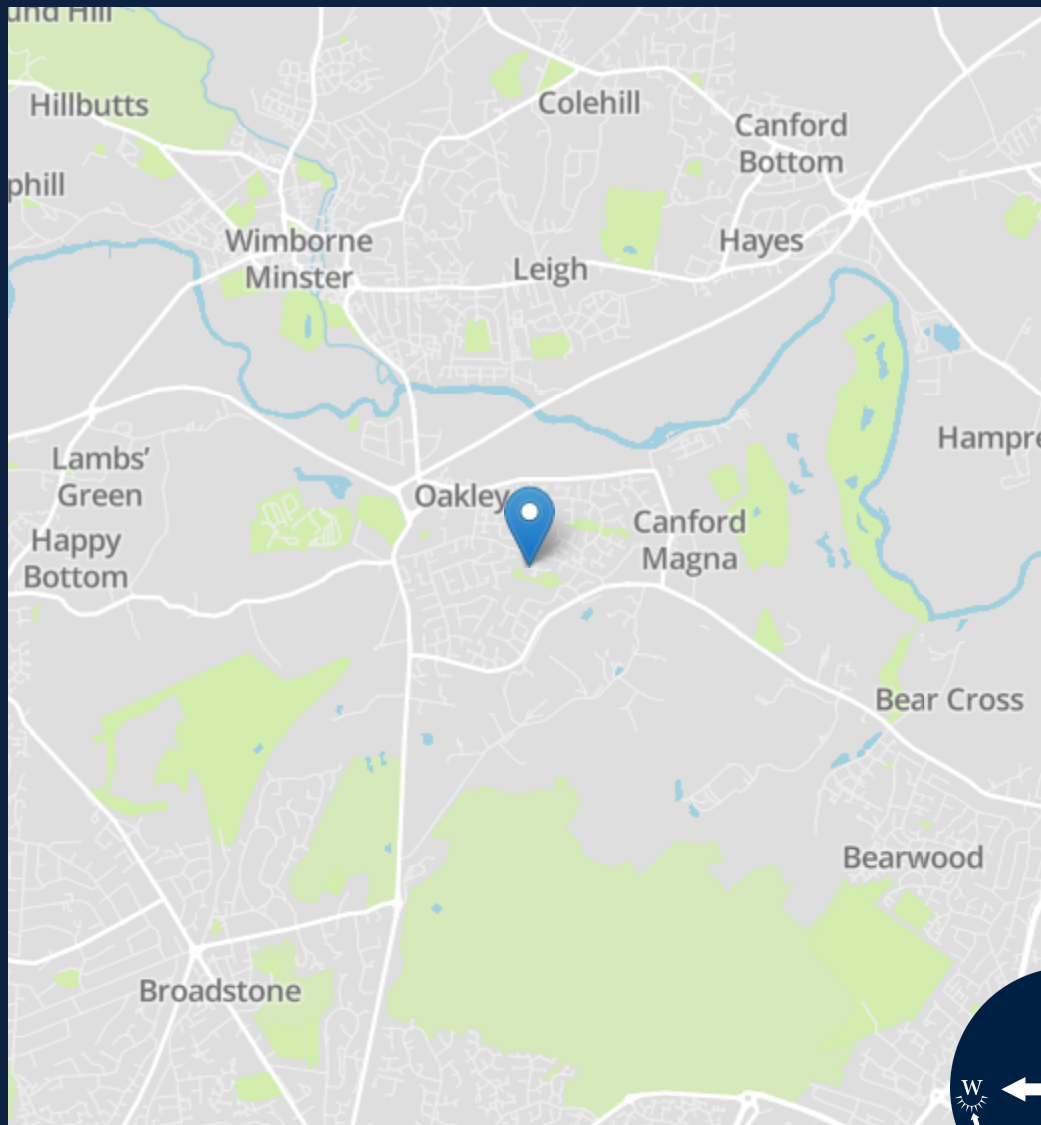


GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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