



Asking Price
£325,000

Freehold

CUTLERS PLACE, WIMBORNE BH21 2HY



- ◆ MID TERRACED HOUSE
- ◆ IDEAL FIRST TIME BUY
- ◆ IDEAL FIRST TIME BUY OR BUY TO LET
- ◆ THREE BEDROOMS

A mid-terraced, three bedroom, family home situated in this popular residential location being offered without a forward chain and benefiting from a secure lockup garage, newly fitted kitchen and secure rear garden.

Property Description

The home is positioned towards the southerly edge of the popular residential area of Cutlers Place and is presented in good condition throughout. The accommodation comprises a versatile ground floor open plan lounge/dining room and a newly installed kitchen and the first floor offers three bedrooms, of which two are doubles, and a modern family bathroom. The home also benefits from being entirely double glazed throughout and has gas fired heating.

Gardens and Grounds

The front garden is laid to gravel and there are steps leading to the front door. The rear garden is neatly enclosed by close panel fencing, with a patio area immediately adjoining the rear elevation of the home.

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: 813 sq ft (75.5 sq m)

Heating: Gas fired (combi) Age not clarified

Glazing: Double glazed

Loft: No ladder installed or light

Garden: North facing

Parking: Secure lock up garage.

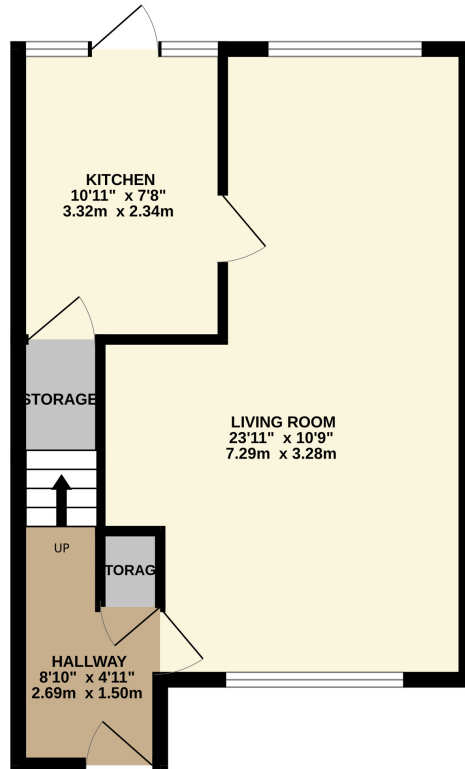
Main Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

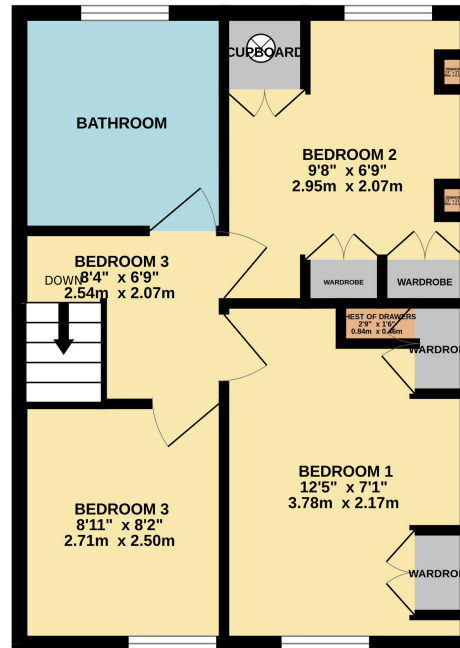
Council Tax Band: C



GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.

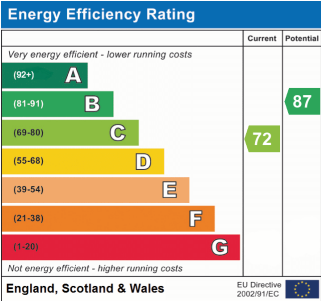
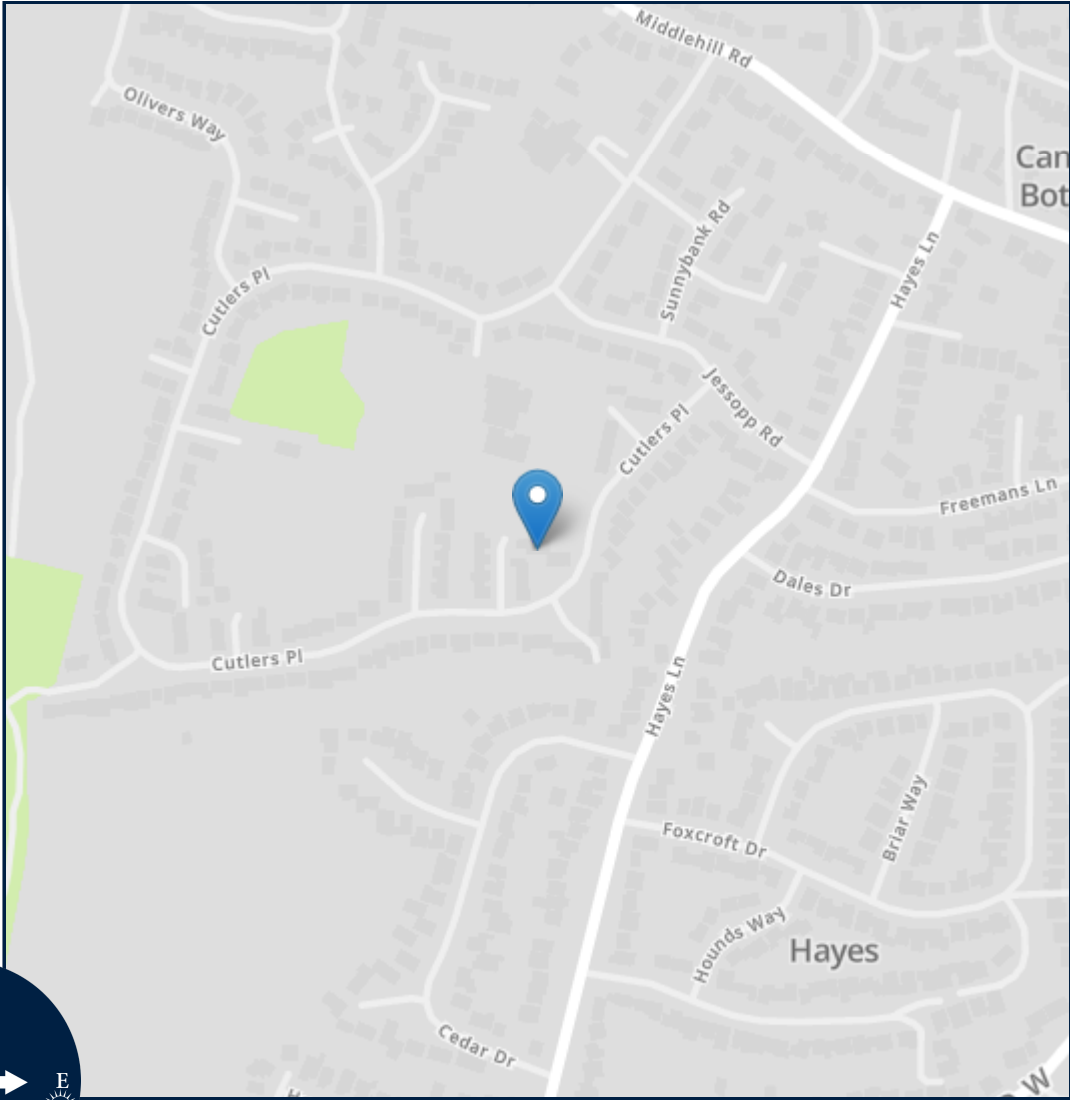
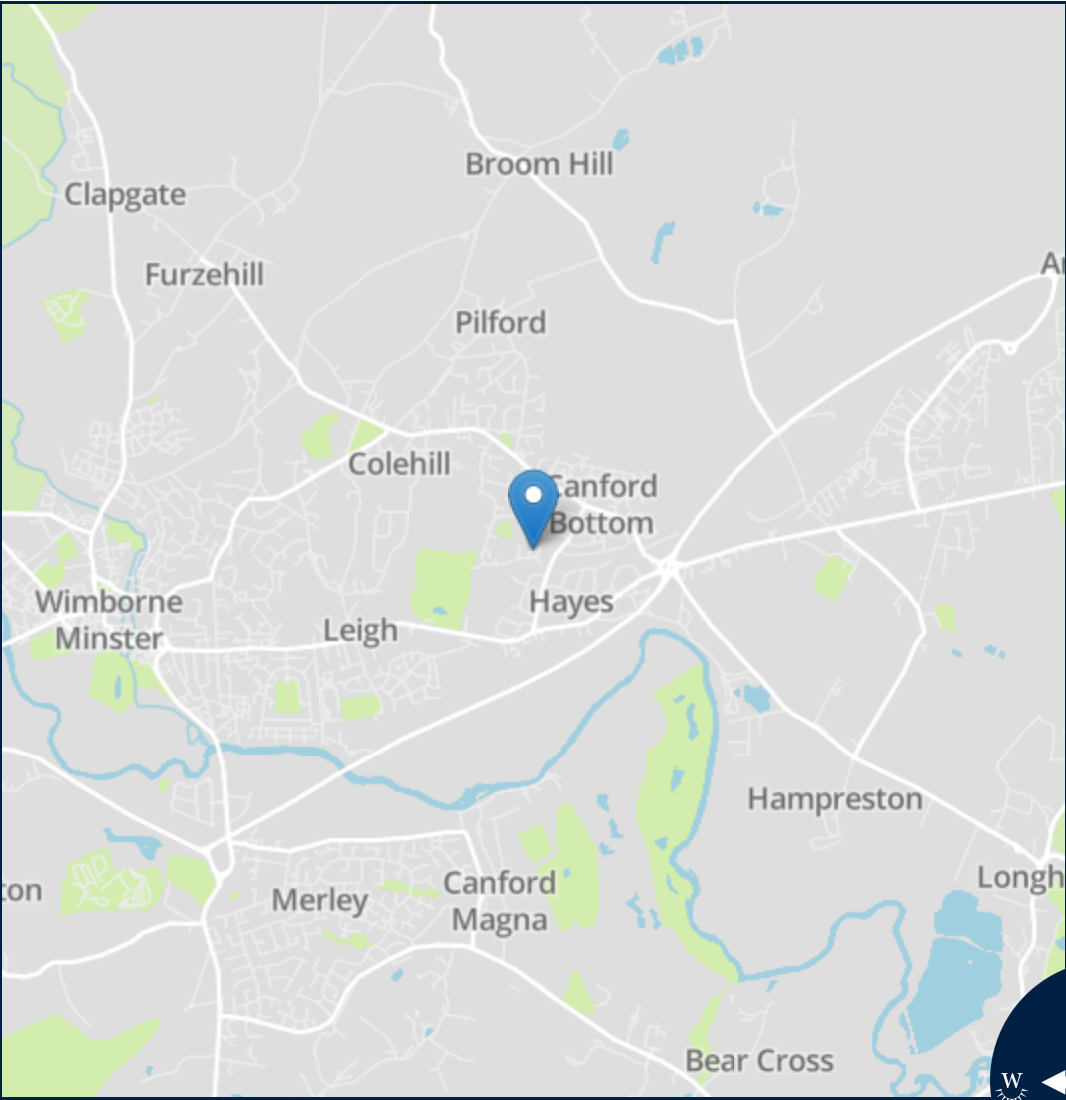


1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025





Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



12 East Street, Wimborne,
Dorset, BH21 1DS
www.fisksestateagents.co.uk
01202 880000