



Asking Price

£550,000

Freehold

ASHDENE CLOSE, WIMBORNE BH21 1TQ



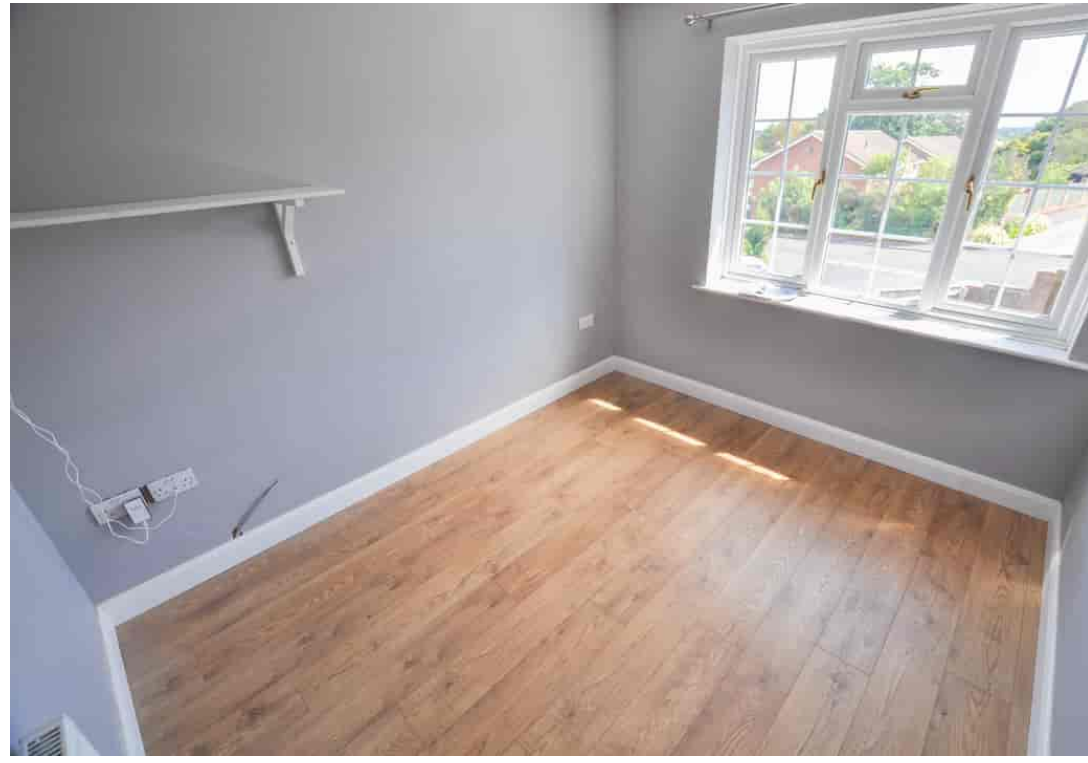
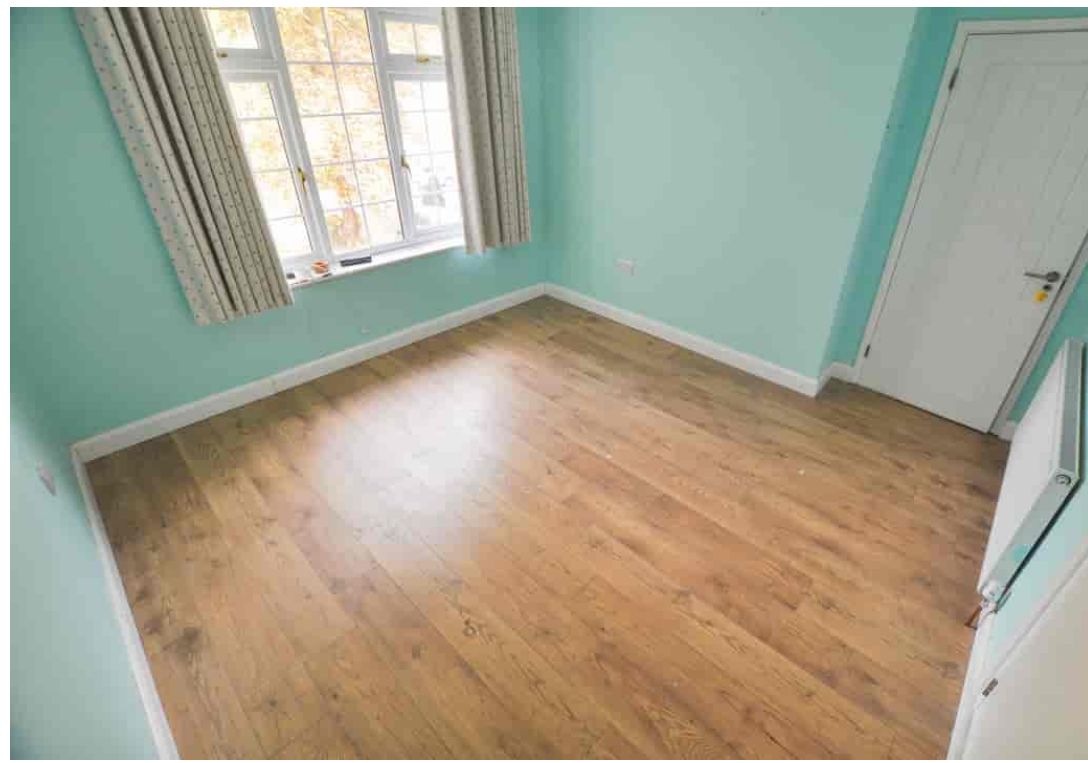
- ◆ **FOUR BEDROOMS**
- ◆ **WALKING DISTANCE FROM WIMBORNE TOWN CENTRE**
- ◆ **INTEGRAL GARAGE**
- ◆ **KITCHEN/DINING/FAMILY ROOM**
- ◆ **BUILT-IN WARDROBES**
- ◆ **ENSUITE**
- ◆ **DOUBLE GLAZED**
- ◆ **SEPARATE UTILITY ROOM**

A four bedroom, end of terrace house, located within walking distance of Wimborne town, with garden, driveway and garage.

Room Description

A substantially extended (in 2018) Georgian-style property providing a spacious kitchen/dining/family room with wood burner, four Velux windows and double doors leading out into the garden. The kitchen has built-in units and a space for a dishwasher and fridge/freezer. There is an island with breakfast bar and further storage. There is a separate utility room with sink and units and a door to the garage. The first floor principle bedroom has built-in wardrobes and an ensuite shower room with double shower cubicle. There are three further double bedrooms (2 with built-in wardrobes) and a family bathroom with freestanding bath and separate shower cubicle. The landing has access to the loft.





Gardens and Grounds

There is ample driveway parking, leading to the single, integral garage. The front lawn is laid to paved terracing and flower borders and the rear garden is laid to lawn, enclosed by walling and close boarded fencing. There is a gate providing direct access onto Cranfield Avenue.

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: 796 sq ft (166.8 sq m)

Heating: gas fired

Glazing: Double glazed

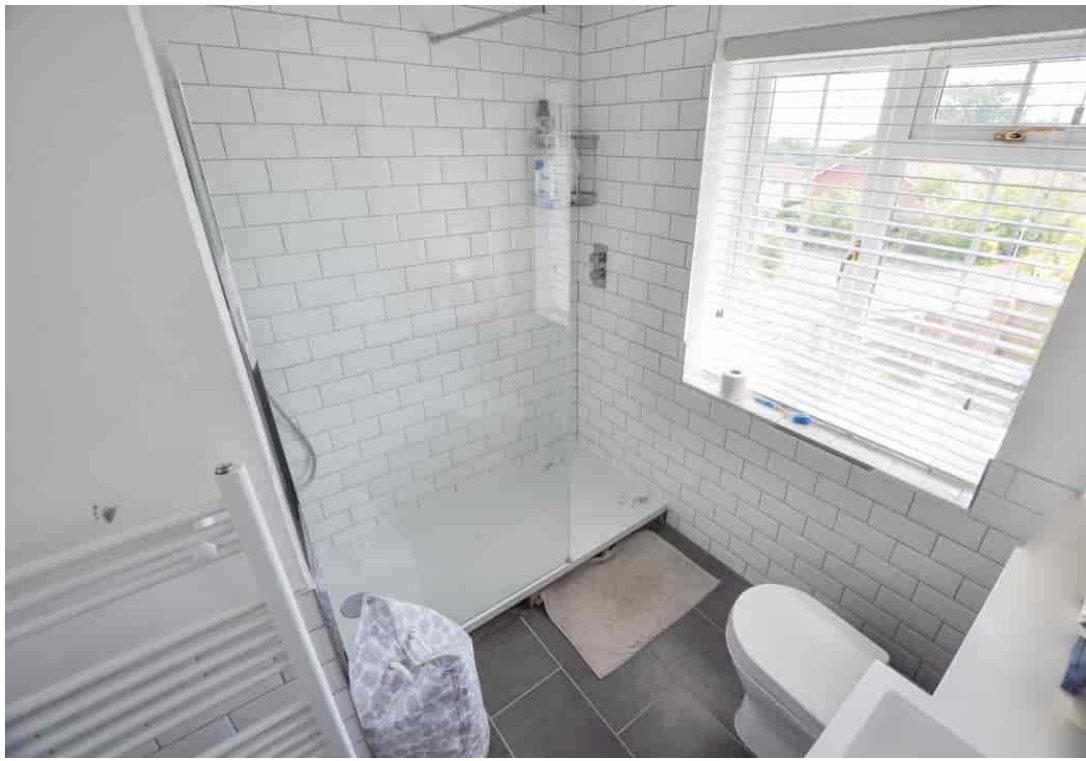
Parking: Driveway and garage

Garden: South easterly

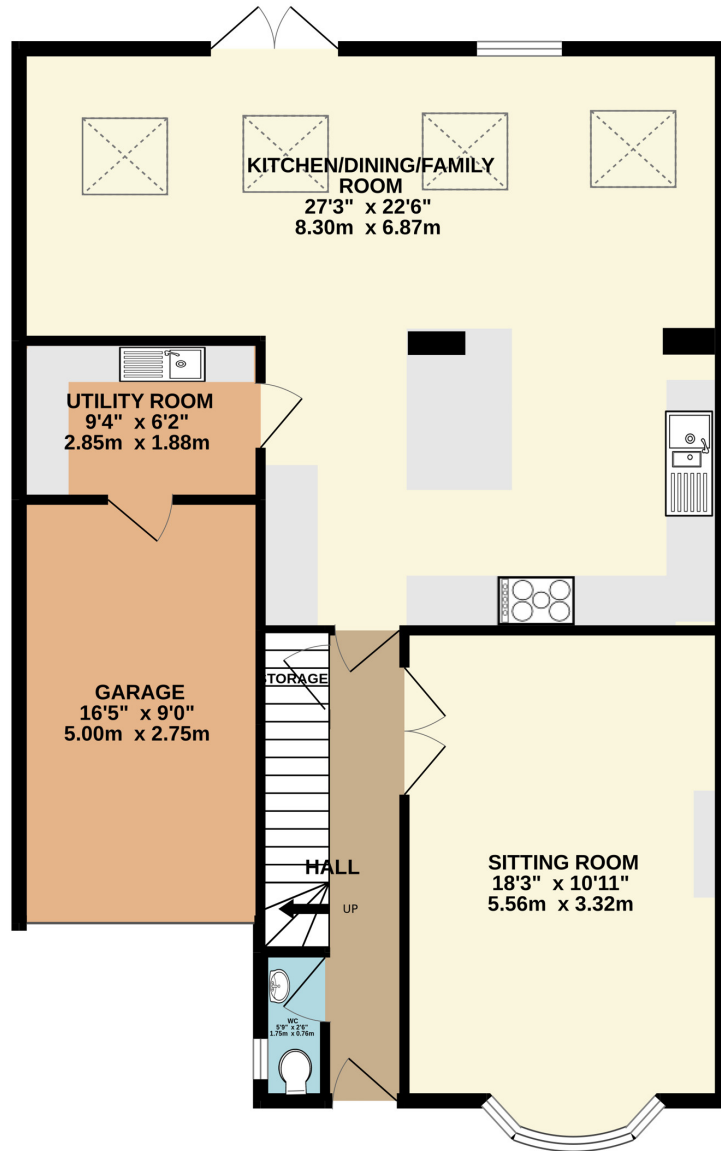
Main Services: Electric, water, gas, telephone, drains

Council Tax Band: E

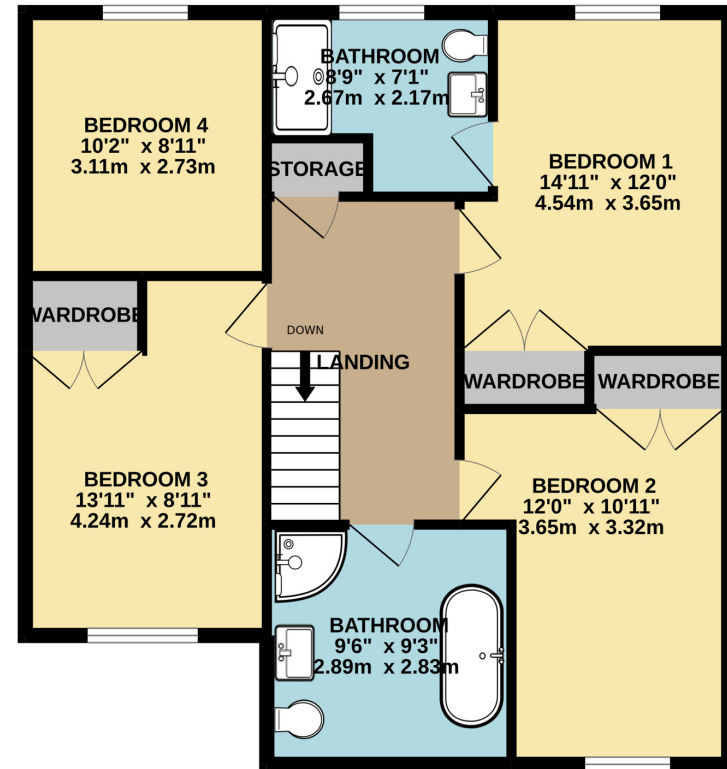


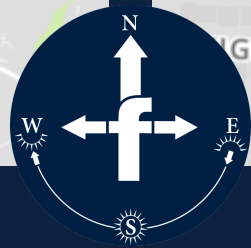
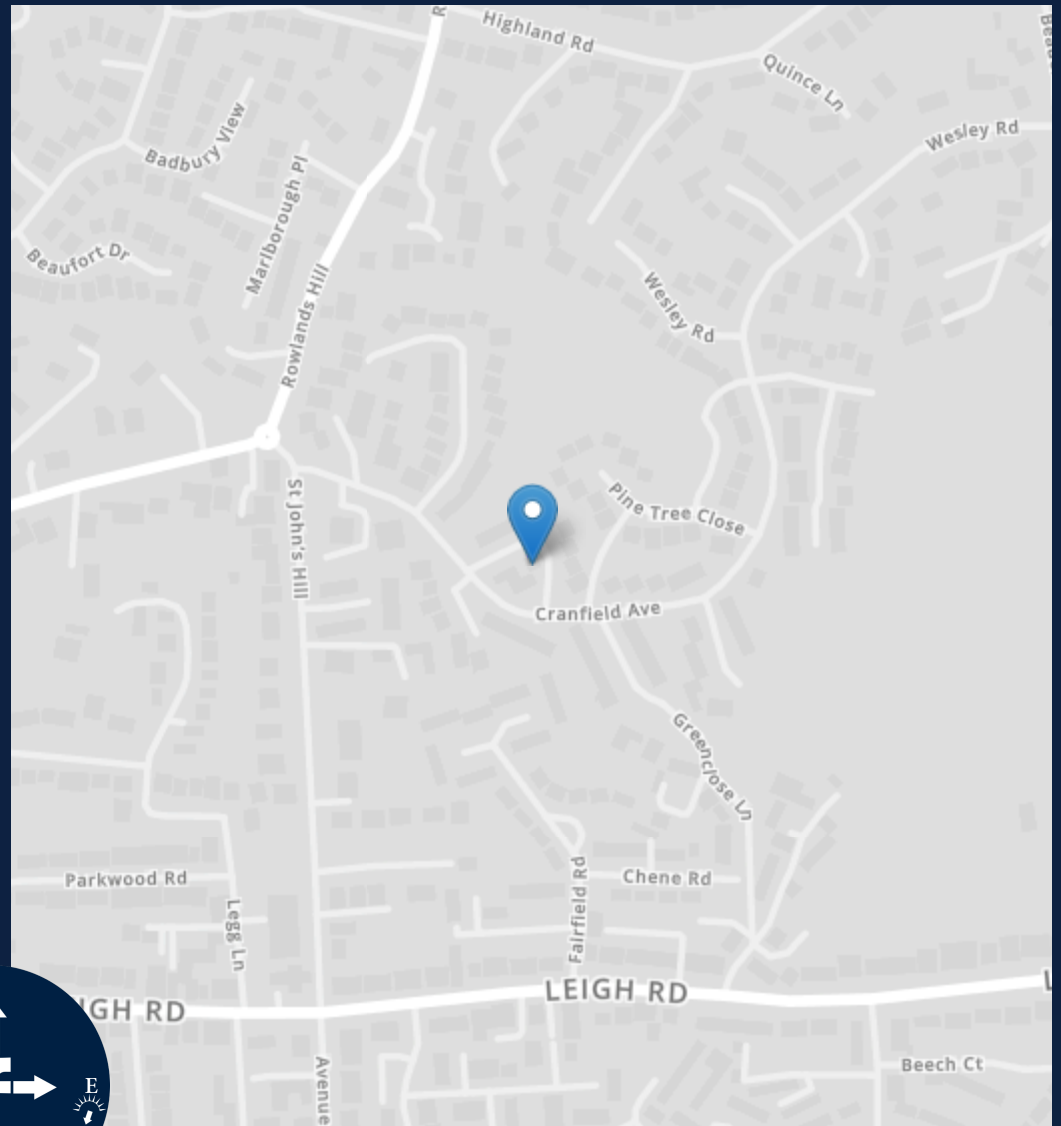
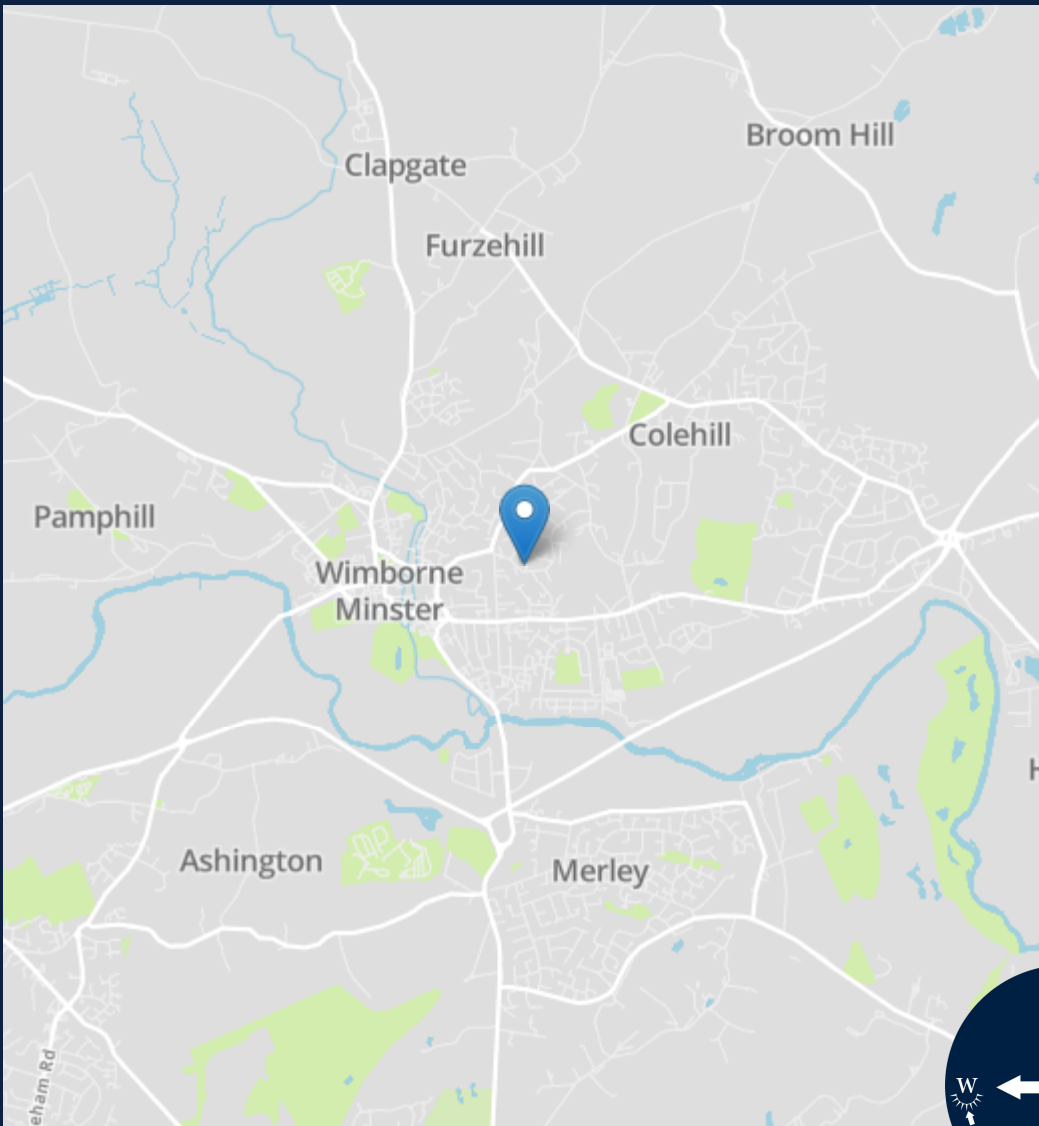


GROUND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
746 sq.ft. (69.4 sq.m.) approx.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92-100)	82
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
61	
England, Scotland & Wales	EU Directive 2002/91/EC



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