

*Asking Price*

£325,000

Freehold

OLD MANOR CLOSE, WIMBORNE BH21 2TB



- ◆ **TERRACED HOUSE**
- ◆ **CLOSE TO TOWN CENTRE**
- ◆ **PREFERRED SCHOOL CATCHMENT QUALIFICATIONS**
- ◆ **THREE BEDROOMS**

A mid-terraced, three bedroom, family home within walking distance of Wimborne town centre and boasting a garage as well as being within a quiet cul de sac position.

**Property Description**

The home is positioned towards the head of this quiet cul de sac and the accommodation boasts kitchen, open plan lounge dining room and cloakroom to the ground floor and three well proportioned bedrooms and family bathroom to the first floor. Furthermore the home benefits from gas fired heating as well as being double glazed throughout and has the benefit of a secure lockup garage in an adjacent block.

**Gardens and Grounds**

The home is positioned towards the head of this quiet cul de sac and the accommodation boasts kitchen, open plan lounge dining room and cloakroom to the ground floor and three well proportioned bedrooms and family bathroom to the first floor. Furthermore the home benefits from gas fired heating as well as being double glazed throughout and has the benefit of a secure lockup garage in an adjacent block.

**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: 815 sq ft (75.7 sq m)

Heating: Gas fired (combi) 2 years ago.

Glazing: Double glazed

Loft: Yes. Loft boarded 25%

Parking: Casual Off Road

Garden: North East

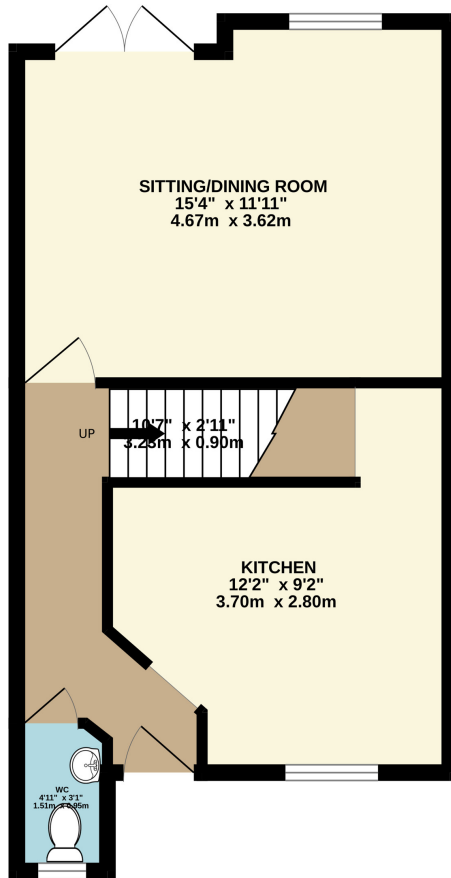
Main Services: Electric, water, gas, telephone, drains

Local Authority:

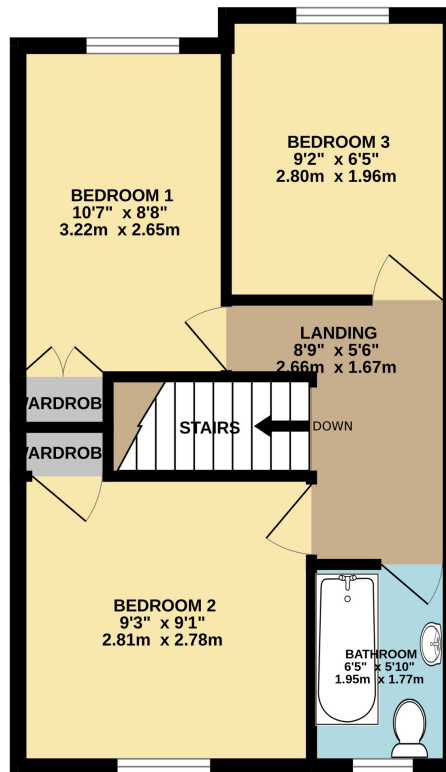
Council Tax Band: C



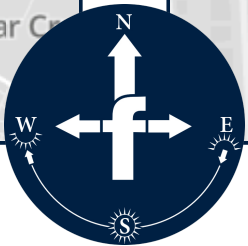
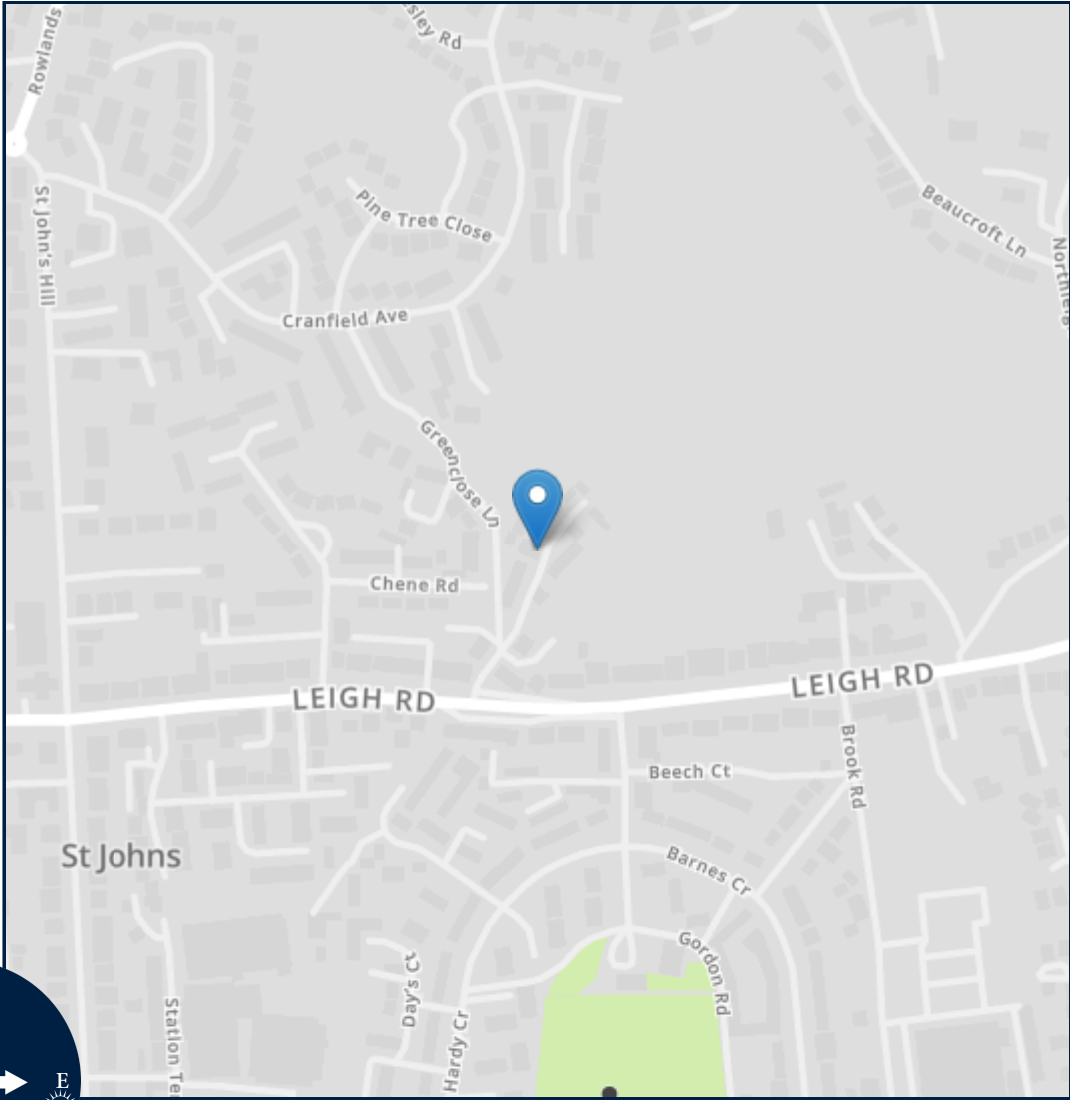
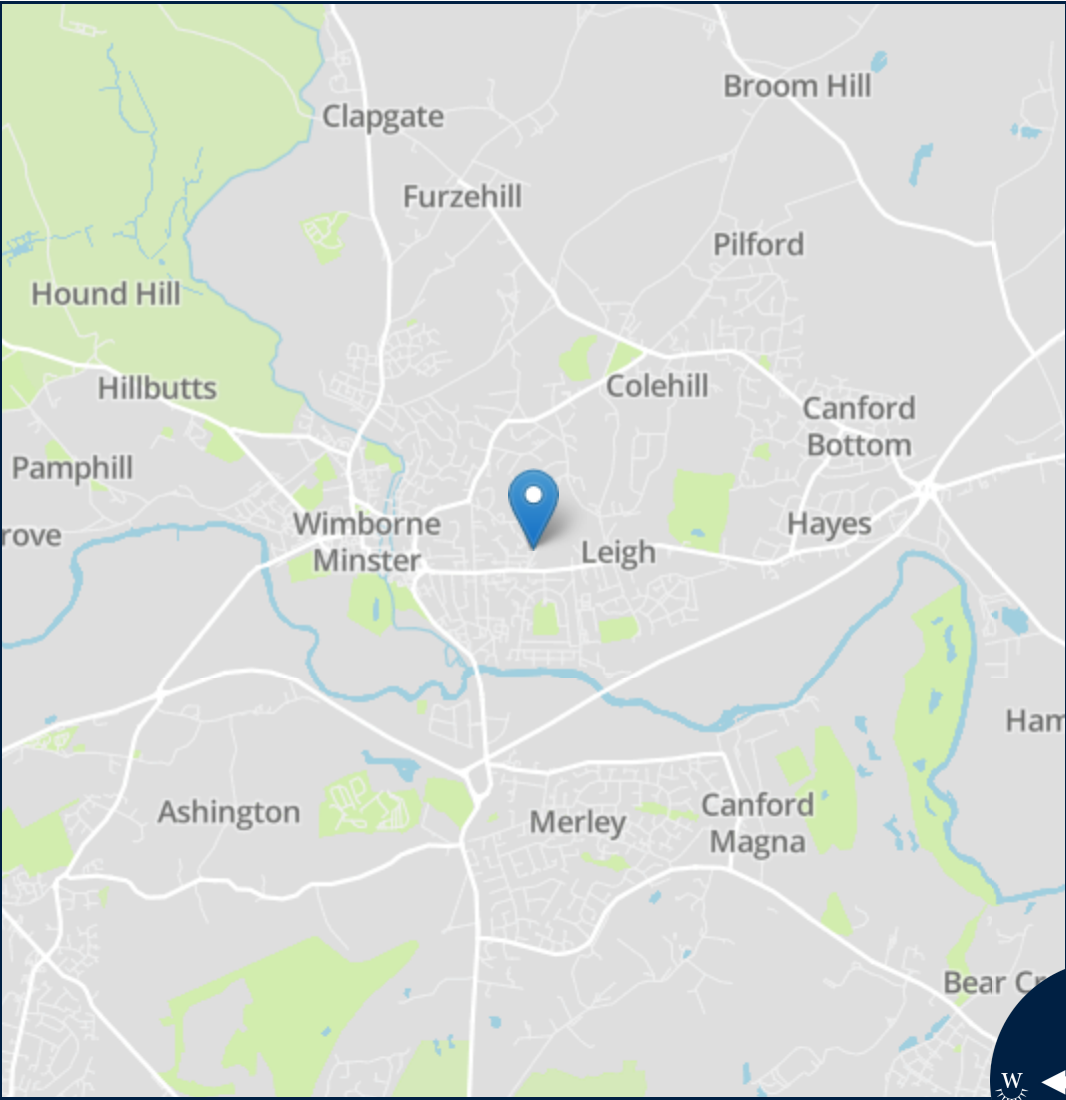
GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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](http://www.fisksestateagents.co.uk)

01202 880000