



£1,395 pcm

Freehold

CUTHBURY GARDENS, WIMBORNE BH21 1YA

-  2
-  1
-  1
-  1
-  1

- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **CLOSE TO TOWN CENTRE**
- ◆ **ALLOCATED OFF ROAD PARKING**
- ◆ **CONSERVATORY**

A well proportioned two bedroom, end of terrace house, benefiting from a Westerly facing garden and allocated off road parking available October.

Property Description

The property offers an open plan lounge/dining room, kitchen and conservatory to the ground floor with two double bedrooms and a family bathroom to the first floor. The home also benefits from electric heating and has been double glazed throughout.

Gardens and Grounds

The front garden is laid to a kept lawn and the rear garden has recently been laid entirely to artificial grass. There is an access gate from the rear garden to the parking area where there is an allocated parking space.

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: 683 sq ft (63.4 sq m)

Heating: Night storage

Glazing: Double glazed

Parking: Allocated parking space

Garden: North West

Main Services: Electric, water, drains, telephone

Local Authority: Dorset Council

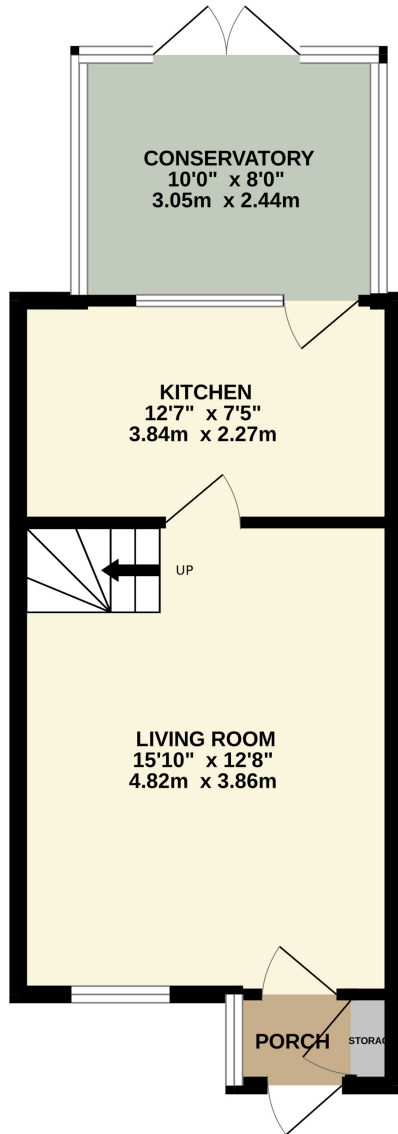
Council Tax Band: C

Holding Deposit: £321.00

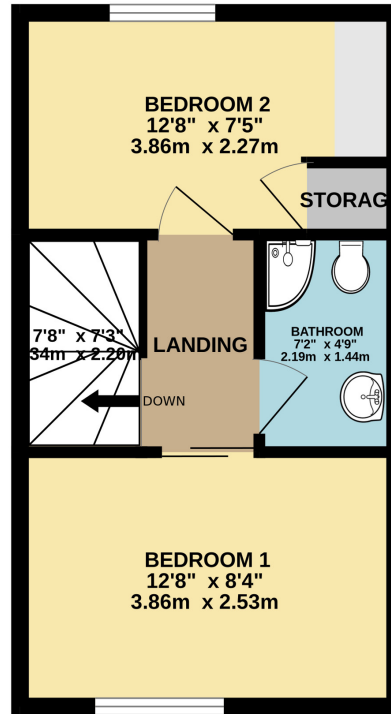
Security Deposit: £1395.00



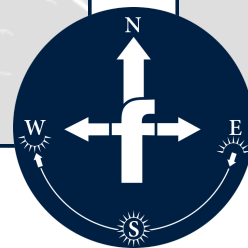
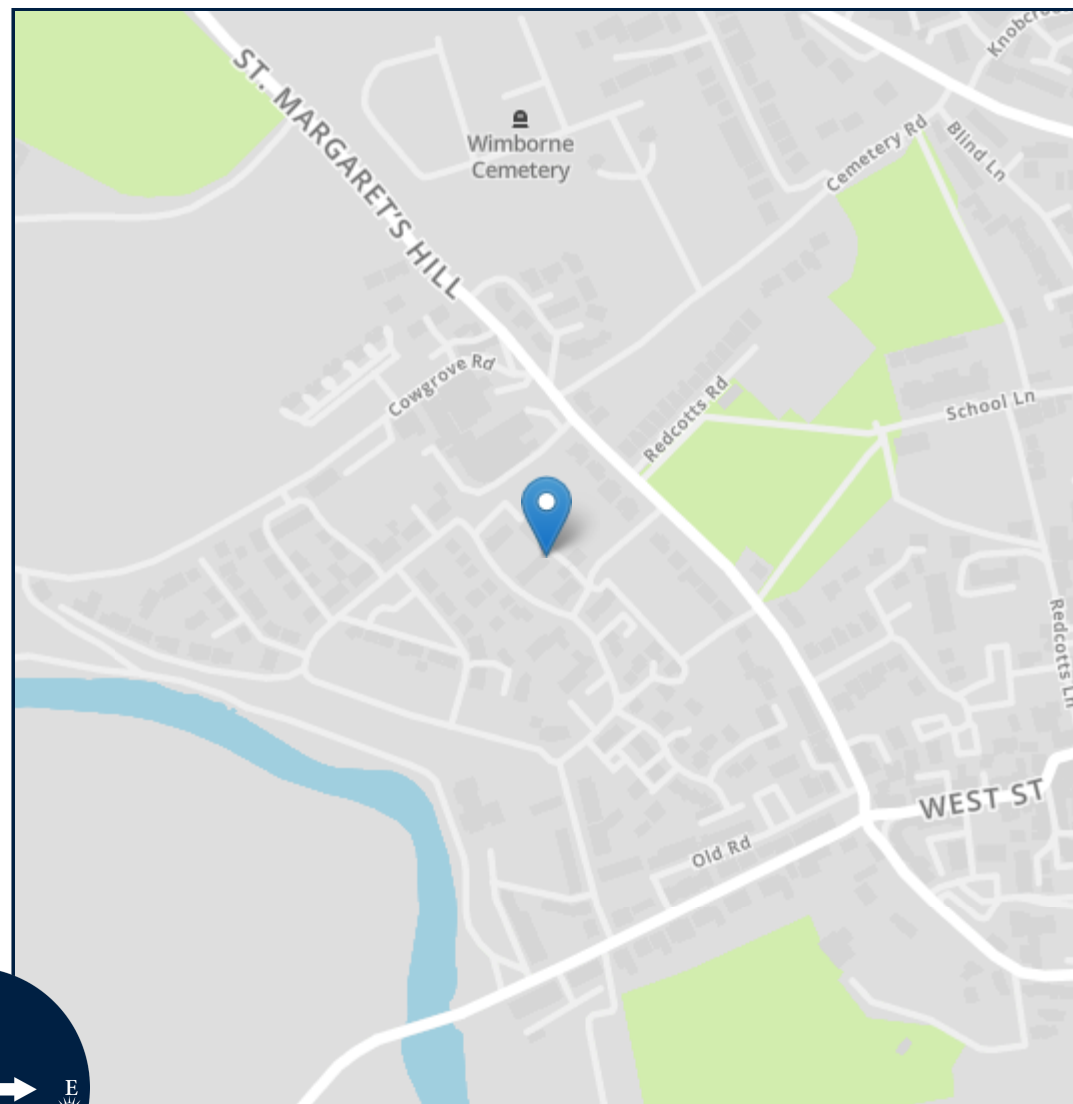
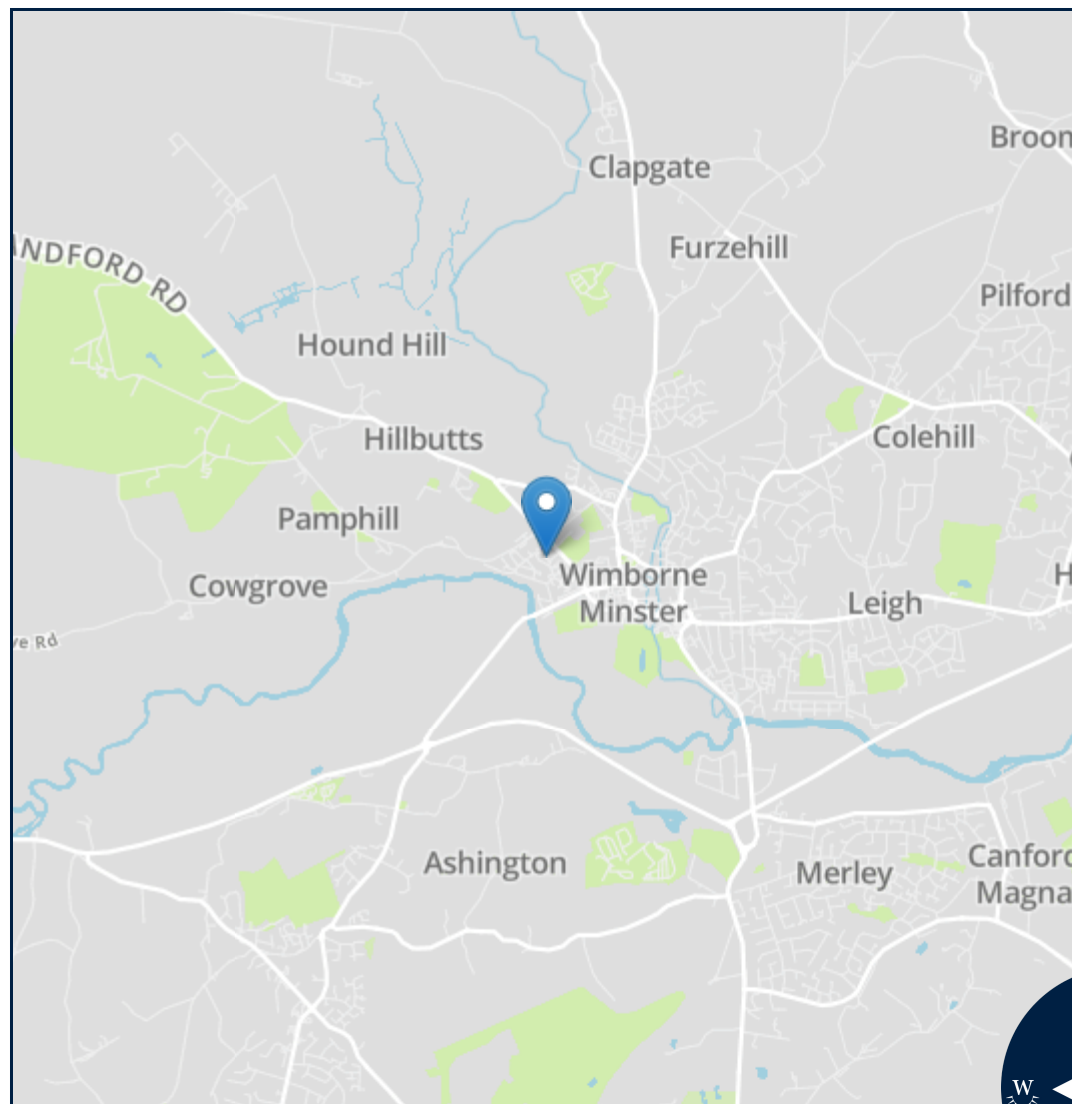
GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	90
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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