



*Asking Price*

£357,500

STIRRUP CLOSE, WIMBORNE BH21 2UQ

Freehold



- ◆ **THREE BEDROOM TERRACED HOUSE**
- ◆ **TWO RECEPTION ROOMS**
- ◆ **GENEROUS OFF ROAD PARKING**
- ◆ **CUL DE SAC LOCATION**
- ◆ **MODERN FITTED KITCHEN AND BATHROOM**
- ◆ **DOUBLE GLAZED THROUGHOUT**
- ◆ **GAS FIRED HEATING**
- ◆ **SOLE AGENTS**

A well presented, three bedroom, mid-terraced house positioned in a quiet cul de sac location and boasting generous off road parking, as well as two reception rooms.

### **Property Description**

Stirrup Close forms part of the Bridle Way development which was constructed in between the late 1970's and early 1980's and benefits from being positioned within easy reach of the Cannon Hill Plantation, with its wealth of walks and wildlife. The accommodation comprises a living room, dining room, modern fitted kitchen and cloakroom to the ground floor, with three double bedrooms and family bathroom to the first floor. The home has been double glazed throughout and benefits from gas fired heating.





## Gardens and Grounds

The front garden is primarily laid to a tarmacadam driveway which is suited to several vehicles, and the rear garden is laid to a kept lawn with mature shrub beds and borders. There is a patio area adjoining the rear elevation and a kitchen garden area towards the rear boundary along with two wood-built garden sheds and independent gated access.

## 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: 1024sq ft (95.1 sq m)

Heating: Gas fired (Combi) serviced annually

Glazing: Double glazed

Parking: Driveway

Garden: West facing

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

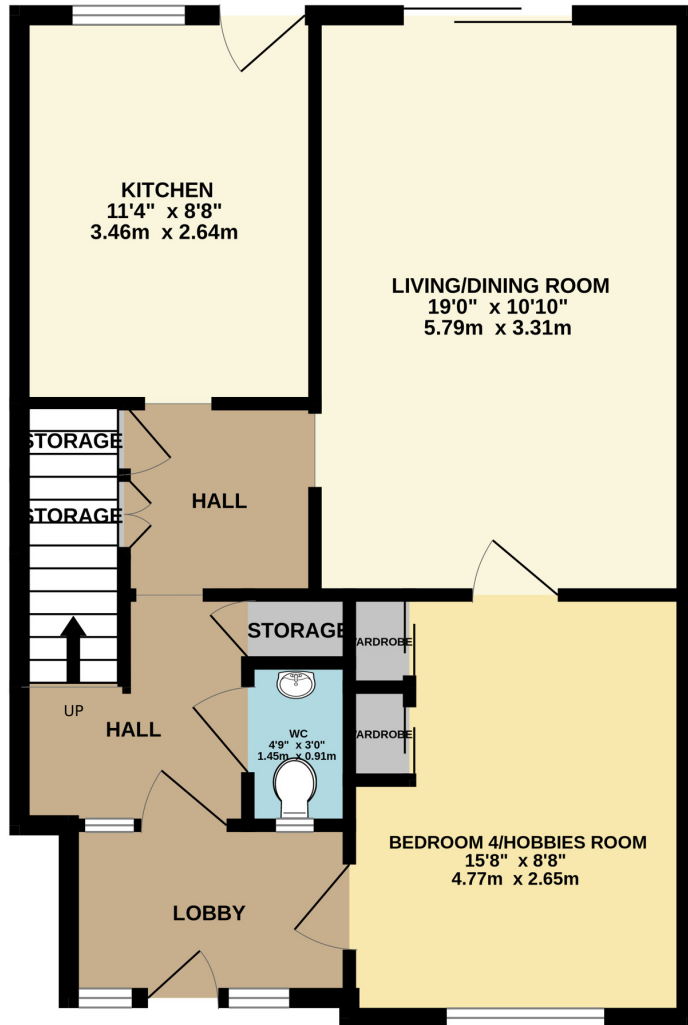
Local Authority: Dorset Council

Council Tax Band: D

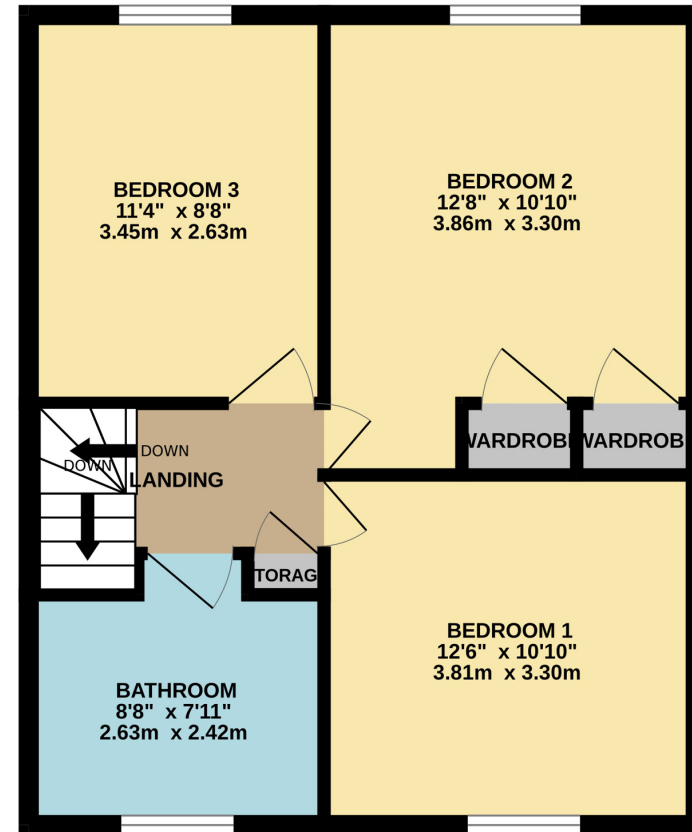


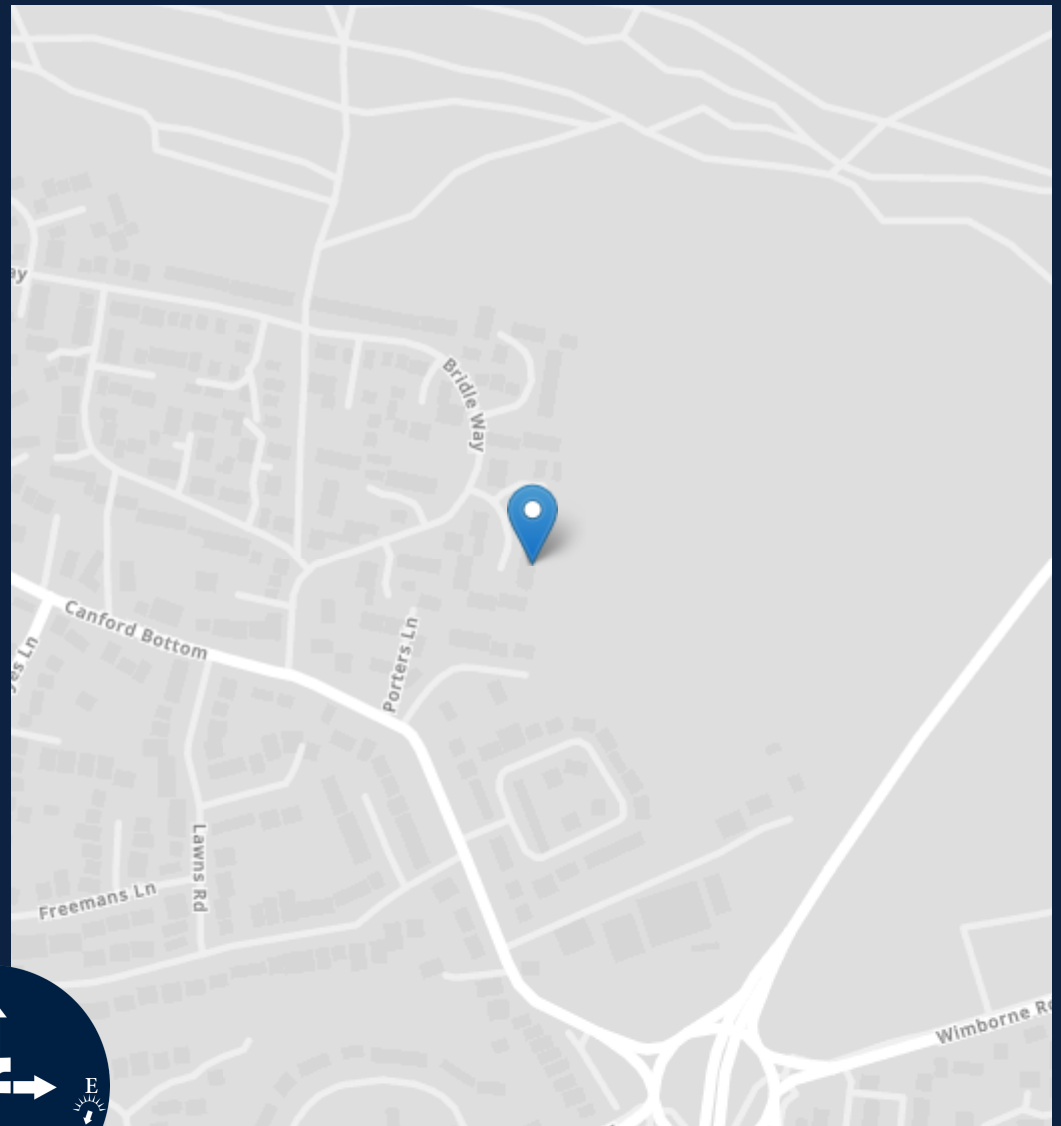
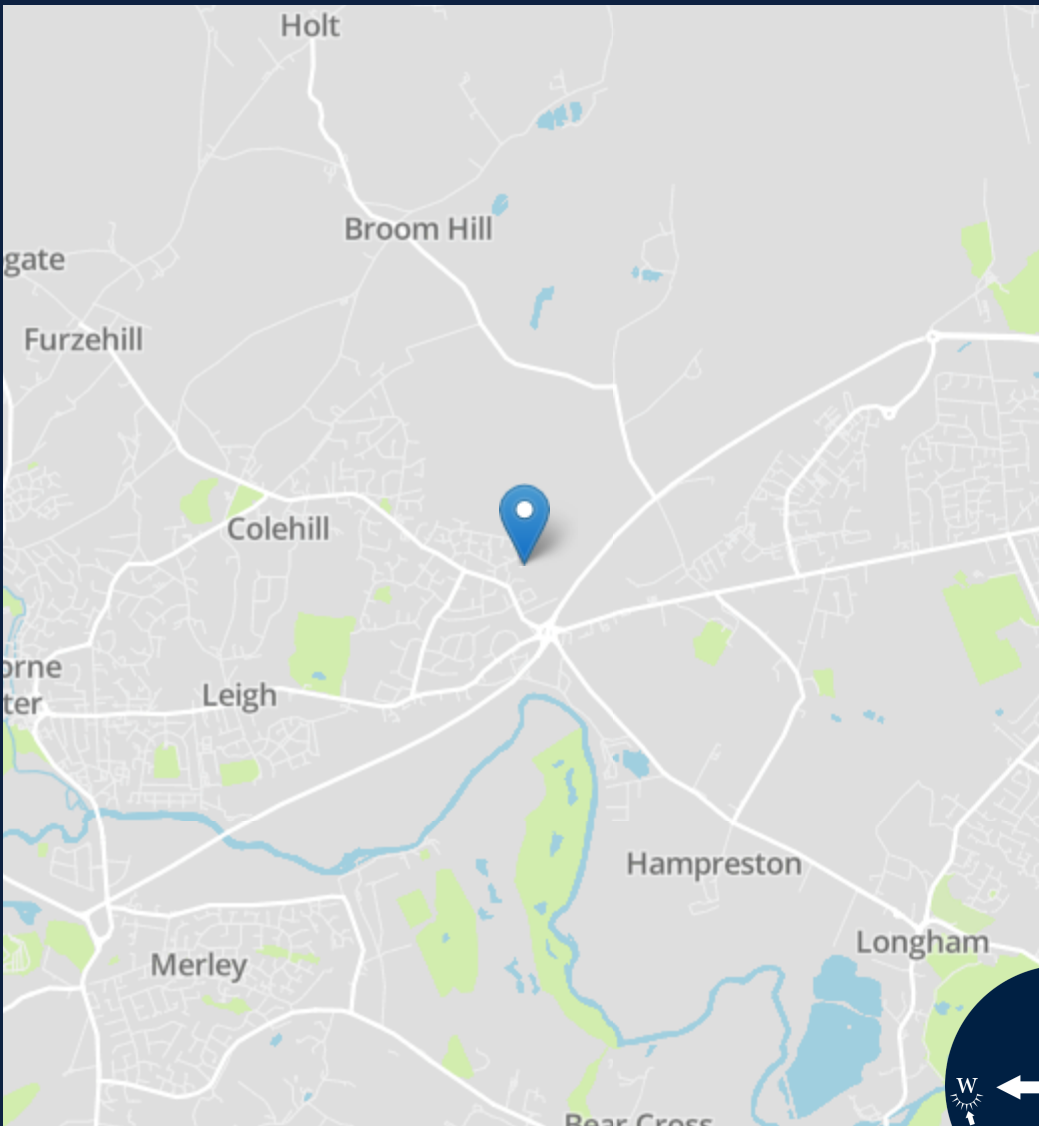


GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
71	

England, Scotland & Wales

EU Directive 2002/91/EC



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12 East Street, Wimborne,

Dorset, BH21 1DS

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

01202 880000