



Asking Price

£537,500

Freehold

GRIFFIN CLOSE, WIMBORNE BH21 2FE



- ◆ RIVERSIDE TOWN HOUSE
- ◆ FOUR DOUBLE BEDROOMS
- ◆ ENSUITE FACILITY
- ◆ DETACHED SINGLE GARAGE
- ◆ CLOSE TO TOWN CENTRE
- ◆ GAS FIRED HEATING
- ◆ DOUBLE GLAZING THROUGHOUT
- ◆ OFF ROAD PARKING

A deceptive and generous four bedroom town house in this established, modern, riverside development boasting a detached garage, off road parking and charming river views towards Canford Magna.

Property Description

Griffin Close is the centre point of the Rivers Edge development completed by Charles Church in 2017. This particular property, originally the developments show home, boasts larger than usual proportions as well as deceptive and versatile accommodation. The accommodation comprises a living room, modern fitted kitchen and cloakroom to the ground floor, two double bedrooms and an en-suite shower room to the first floor and a further two double bedrooms and family bathroom to the second floor. The home is also entirely double glazed throughout, offers gas fired heating and boasts charming views across the River Stour and beyond towards Canford Magna.





Gardens and Grounds

The front garden is laid to a block pathway with mature box hedging and ornate flower bed. The rear garden is prominently laid to lawn and there is a patio area spanning the rear elevation of the home. There is a wood-built garden gate at the rear boundary that denotes access to the driveway to the rear of the home, which in turn provides access to the detached garage with an up-and-over style door.

Service Charge Details: £332 per annum

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: 1309 sq ft (121.6 sq m)

Heating: Gas fired, serviced annually

Glazing: Double glazed

Parking: Driveway and detached single garage

Garden: North West

Main Services: Gas, electric, water, drains, telephone

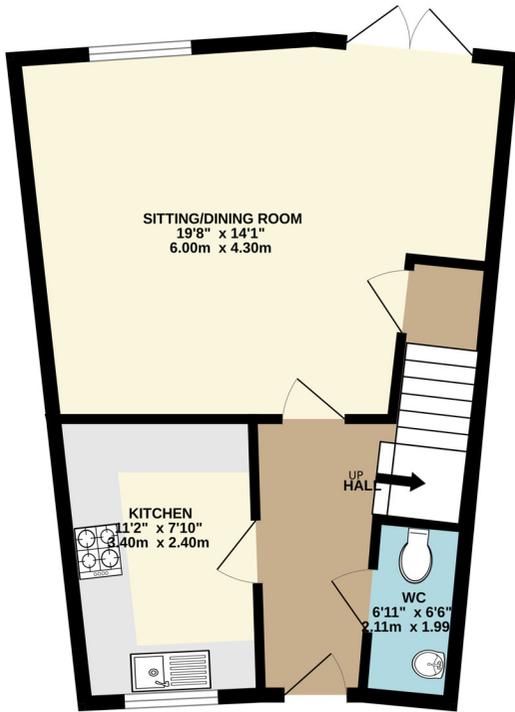
Local Authority: Dorset Council

Council Tax Band: E

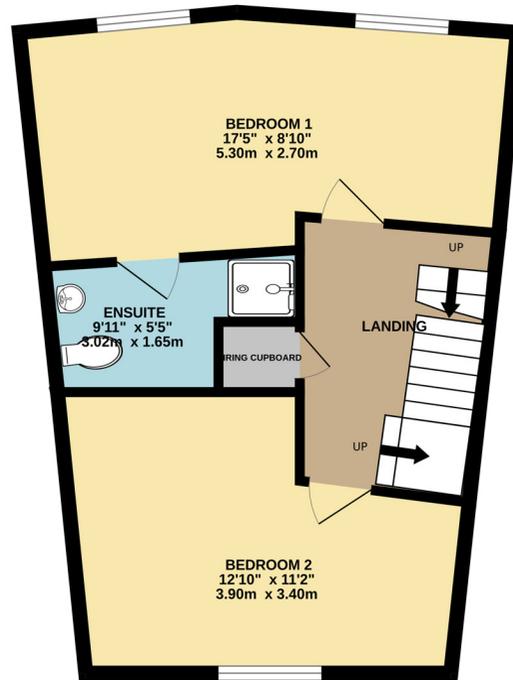




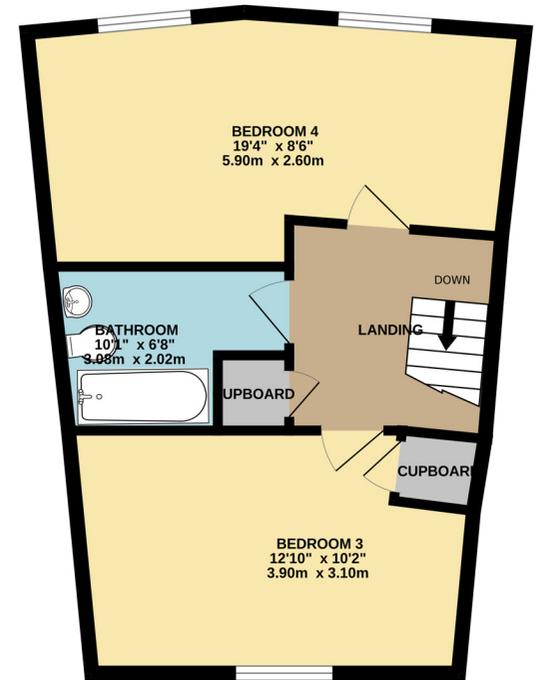
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



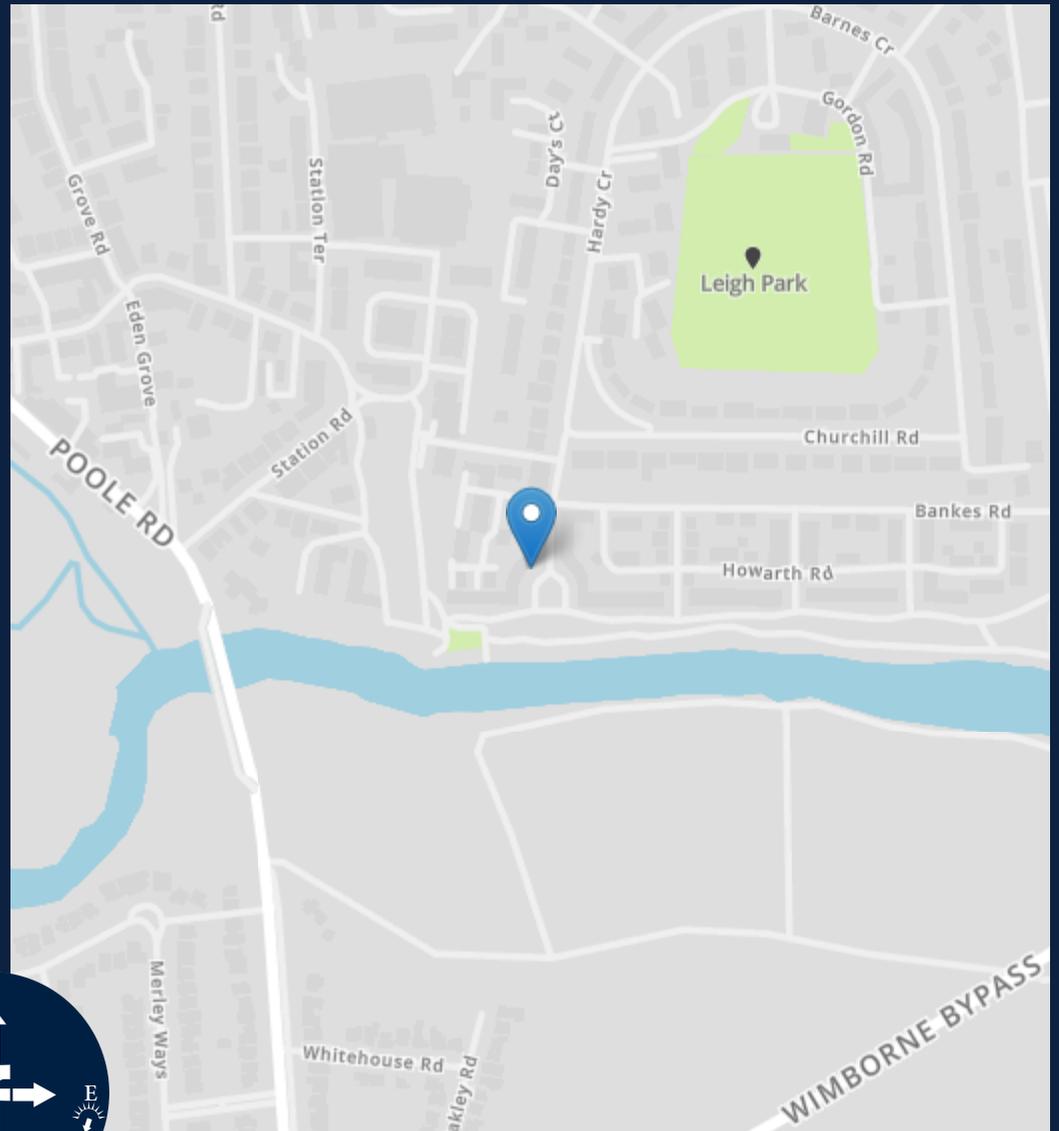
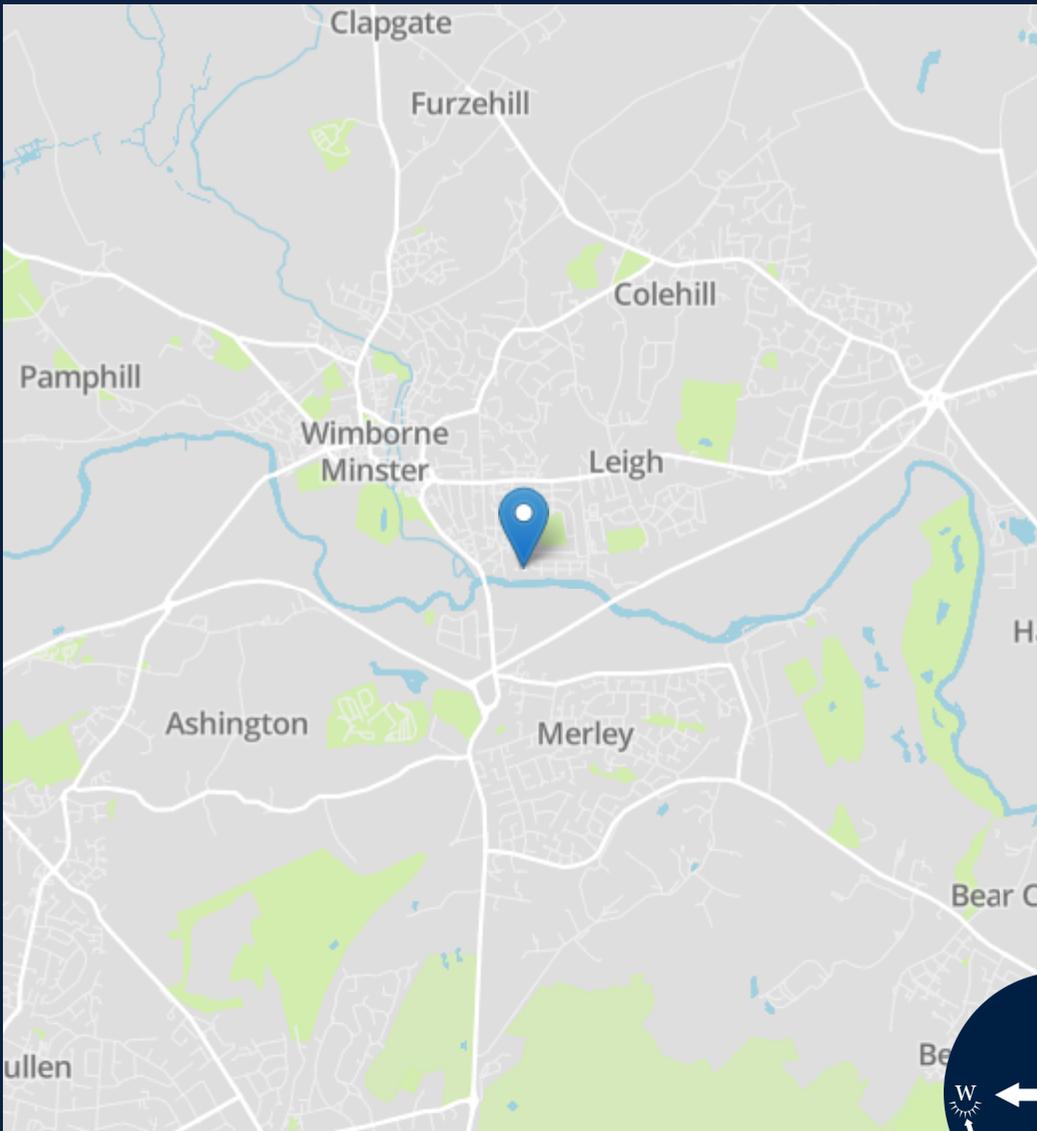
1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	80	
(55-68)	D		
(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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