



3 CULVERHAYES CLOSE, WIMBORNE, DORSET, BH21 1EY

£400,000 FREEHOLD

AN OLDER STYLE 3 DOUBLE BEDROOM SEMI-DETACHED HOUSE, FOR SALE WITH NO FORWARD CHAIN, IN A QUIET, ESTABLISHED ROAD OVERLOOKING REDCOTTS PARK AND ENJOYING EASY ACCESS TO WIMBORNE TOWN CENTRE.

SUMMARY:

Presented in clean and tidy condition, and benefitting from gas central heating, the house would benefit from updating, and offers scope for improvement. It stands centrally in a long garden plot, with large front and rear gardens, in a quiet backwater area. A pleasant walk across the park leads to Wimborne's many and varied town centres amenities.



AT A GLANCE

- NO FORWARD CHAIN
- Adjacent to Redcotts Park
- Easy access to town centre
- Large front and rear gardens
- Great potential for improvement



DESCRIPTION:

A front door (with an entrance canopy) leads to a hall with an under stairs cupboard. The sitting room has a fireplace, and a delightful aspect onto Redcotts Park at the front. A door connects to a separate dining room overlooking the rear garden.

There is a spacious kitchen/breakfast room with some units and worktops, space and plumbing for washing machine, gas and electric cooker points, space for fridge, walk-in pantry, wall mounted Worcester gas central heating boiler, and a door to a rear lobby (with WC, store room and door to the garden).

From the hall, stairs lead to a first floor landing with an airing cupboard and a loft access. There are 3 double bedrooms.

Bedroom 1 has a built-in wardrobe, and views of Redcotts Park, and bedroom 2 has a built-in wardrobe and an attractive outlook over the rear garden. Bedroom 3 also has a rear aspect, and there is a bathroom with bath (with electric shower over), wash basin and WC.



There is no off road parking. The house stands in an elevated position off a footpath, with a long front garden setting it back from the road. A side access with an integral store cupboard and outside water tap leads to the rear garden which has a large lawn, shrub borders and a gravelled seating area at the rear.

LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

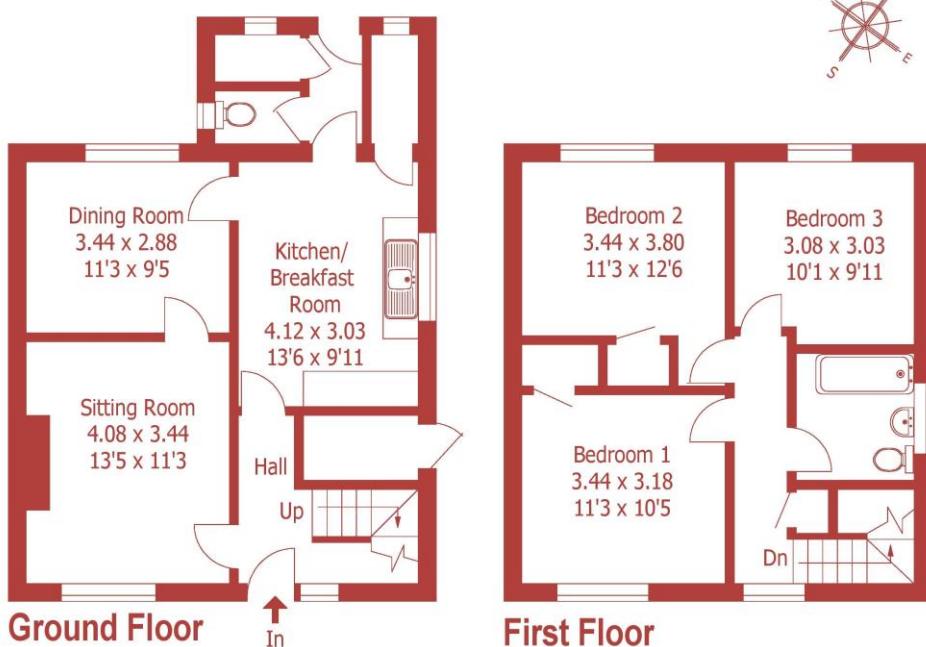
Band D

DIRECTIONS:

From Wimborne Square, proceed into West Borough and past the Tivoli Theatre, staying in the left hand lane at the traffic lights. At the next set of traffic lights, turn left into Stone Lane, and turn left into Culverhayes Road. Follow the road as it bends sharply to the left, and the pathway to Culverhayes Close can be found on the left hand side, at the junction with Cemetery Road.



Approximate Gross Internal Area :- 103 sq mt / 1104 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		64 B
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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