



3 DAYS COURT, WIMBORNE, DORSET, BH21 2BA

PRICE GUIDE: £300,000 - £315,000 FREEHOLD

## A WELL PRESENTED 3 BEDROOM TERRACED HOUSE IN A QUIET RESIDENTIAL CUL-DE-SAC ENJOYING EASY ACCESS TO WIMBORNE TOWN CENTRE.

### SUMMARY:

Well maintained and tastefully presented throughout, the property benefits from a modern kitchen and bathroom, a nicely enclosed rear garden, replacement UPVC double glazing and gas warm air central heating.

### AT A GLANCE

- 3 bedrooms
- Modern kitchen and bathroom
- Dual aspect lounge/dining room
- Sun room
- Nicely enclosed front and rear gardens





## DESCRIPTION:

A covered entrance porch leads to a reception hall with under stairs storage recess. The dual aspect living/dining room has a Johnson Starley warm air central heating boiler, and a patio door to a lean-to sun room (with door to the rear garden.)

The modern fitted kitchen features units, worktops, built-in broom cupboard, space and plumbing for washing machine and dishwasher, space for upright fridge-freezer, and door to the rear garden.

The spacious first floor landing has an airing cupboard and a loft access. Bedroom 1 has a rear aspect, and bedrooms 2 and 3 are at the front. The bathroom has a modern white suite comprising bath (with electric shower and screen above), WC and wash basin.

The front garden is bounded by a picket fence with a pedestrian gate, and is arranged for ease of maintenance, with paving, gravel and shrubs. The nicely enclosed rear garden has a lawn, a brick garden store, and pedestrian access to the rear.





## LOCATION:

The property enjoys easy access to a convenience store in Gordon Road, and to scenic riverside walks. 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:

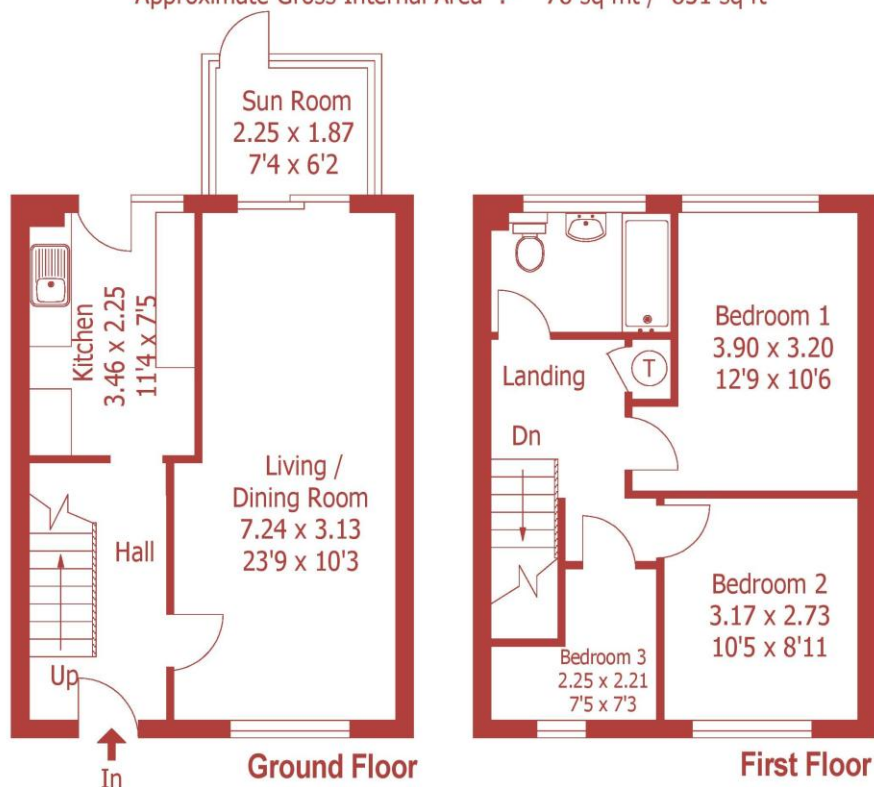
Band B

## DIRECTIONS:

From Wimborne town centre, proceed along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. Turn right into Gordon Road, passing the shop on the right. At the T-junction, turn right into Hardy Crescent. Take the first turning on the right into Days Court, and number 3 can be found in the first cul-de-sac on the right hand side.



Approximate Gross Internal Area :- 78 sq mt / 831 sq ft



For identification purposes only, not to scale, do not scale  
Created using existing drawings and dimensions



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		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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