



23 OLD MANOR CLOSE, WIMBORNE, DORSET, BH21 2TB
£350,000 FREEHOLD

A BEAUTIFULLY PRESENTED 3 BEDROOM TERRACED HOUSE WITH A PRIVATE, WESTERLY FACING REAR GARDEN AND A GARAGE, IN A POPULAR CUL-DE-SAC OFFERING A LEVEL WALK TO WIMBORNE TOWN CENTRE.

SUMMARY:

The kitchen, shower room and cloakroom were all re-fitted about 3 years ago and the whole property is tastefully decorated. There is gas central heating and UPVC double glazing, and the property is situated not far from both the Gordon Road convenience store and the M & S Food Hall in Leigh Road.

AT A GLANCE

- Beautifully presented
- Private, westerly facing rear garden
- Garage in nearby block
- Level walk of town centre
- In a popular cul-de-sac



DESCRIPTION:

A welcoming entrance hall with laminate flooring and a decorative radiator cover leads to a ground floor cloakroom with modern suite including vanity unit and marble effect panelling.

At the front is an immaculately presented kitchen/dining room with contemporary high gloss units (including retractable larder unit), worktops, gas combination boiler, built-in fridge-freezer, oven, induction hob, extractor, washing machine and slimline dishwasher. There is also a spacious double-door under stairs cupboard.

Overlooking the rear garden is a spacious, light living room which has a window and patio doors, and a modern wall mounted electric fire (with gas point capped).

Stairs lead to a first floor landing with loft access (with fitted ladder, lighting and power point). There are 3 bedrooms, 2 of which are doubles. Bedroom 1 has built-in and overhead cupboards, and bedroom 2 has built-in cupboards. The well appointed, modern shower room features laminate flooring, marble effect panelling, a large shower cubicle, a WC, a vanity unit with wash basin, and 2 wall mounted cabinets.



Outside, the front garden is lawned, with shrubs and a footpath to the front door. The private, westerly facing rear garden features a patio, lawn, shrubs and a path at the end, providing access for the neighbours on both sides.

The garage is in a nearby block of 4 (second in from the right) and has an up-and-over door and pitched roof storage.

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 C

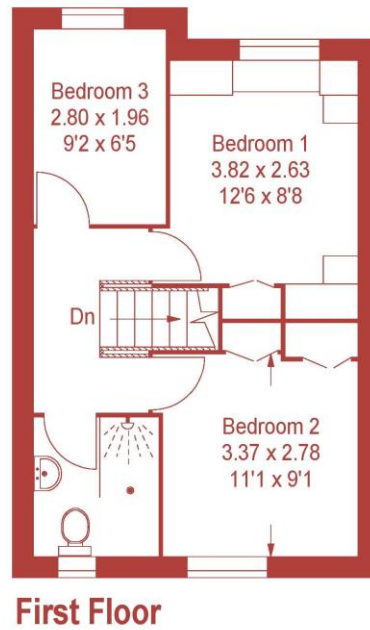
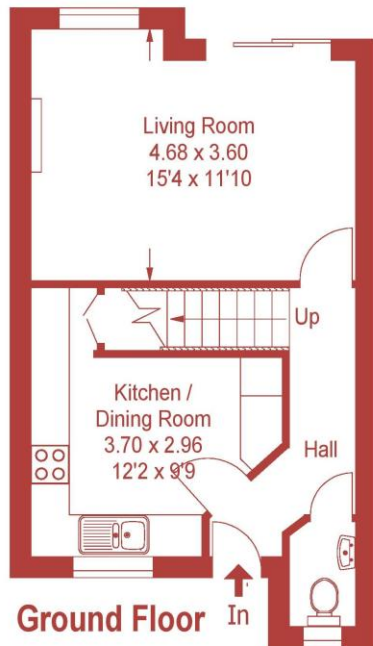
DIRECTIONS:

From Wimborne, proceed east along Leigh Road, continuing ahead at the junction with Avenue Road and St Johns Hill. Take the second turning on the left into Greenclose Lane, which becomes Old Manor Close.





Approximate Gross Internal Area :- 69 sq mt / 740 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	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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