



## 7 Old Manor Close, Wimborne, BH21 2TB

£320,000

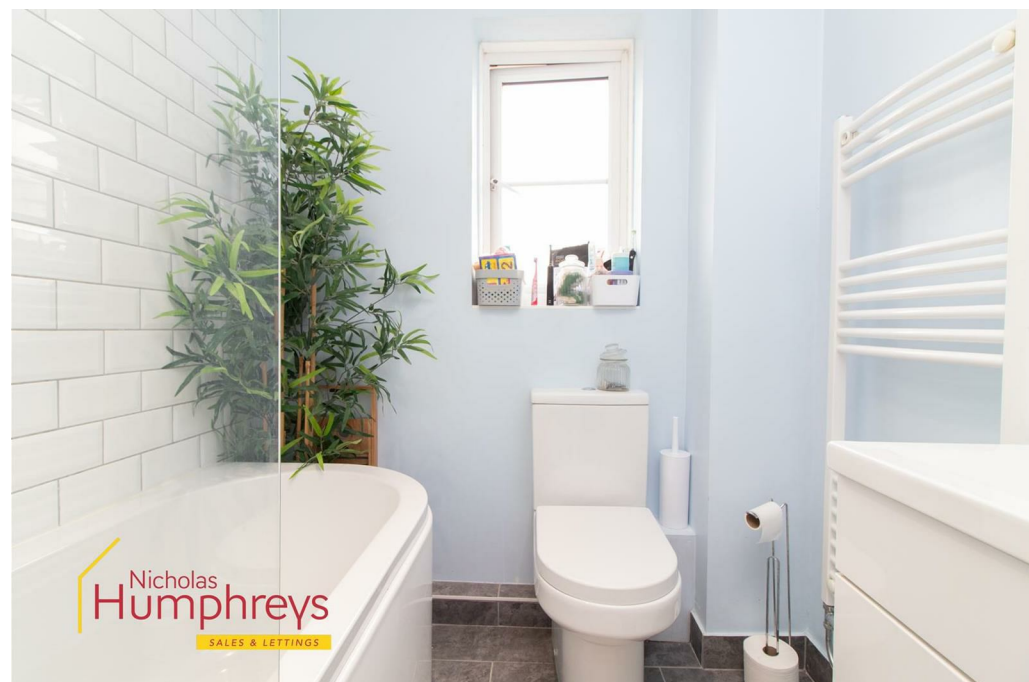
- Close To Wimborne Town Centre
- Popular Cul De Sac Location
- Gas Central Heating
- Garage In Block
- Well Presented Throughout
- Lounge/Diner and Conservatory

# 7 Old Manor Close, Wimborne BH21 2TB

A superb modern three bedroom terraced house situated in a cul de sac location close to Wimborne town centre. Ideal for a couple or family home the property is well presented throughout with lounge/diner and conservatory backing onto a secure back garden. Separate kitchen/breakfast room is located to the front. A modern family bathroom and ground floor cloakroom serves the property. The property has many features which needs to be appreciated.



Council Tax Band:





## Property Details

### Area

Wimborne Minster is a quaint market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the town has plenty to keep a family happy. The beautiful Minster church is at the centre of the town and is surrounded by a blend of charming independent boutiques and high street stores. Interspersed by coffee shops, restaurants and a varied selection of pubs there really is something for everyone.

### Description

Accommodation Comprises. Front Door through to Entrance Hall, Doors to all ground floor rooms. Lounge/Diner, located to the rear of the property with out look over garden. Feature fireplace with overmantel and hearth, patio doors to Conservatory, with radiator, ideal as a separate dining space/playroom etc. access to garden. Kitchen, a separate room to the front of the property, modern fittings with range of work surfaces with eye and low level storage cupboards, built in electric oven, electric hood with extractor hood over, space and plumbing for washing machine, dishwasher, fridge freezer, further understairs storage, contemporary

tiles, space for breakfast table. . Ground Floor Cloakroom, low level w.c. wash hand basin, window to front. Stairs from the entrance hall to First Floor Landing, hatch to loft space with ladder, storage space. Bedroom One, double room, built in wardrobe, window to rear. Bedroom Two, built in cupboard with further mirror fronted wardrobes, window to front aspect. Bedroom Three, window to front. Bathroom, a contemporary space, paneled bath with electric shower over, low level w.c. wash hand basin with vanity unit under, heated towel rail, part tiled, window to front. Outside - Rear Garden, fully enclosed with timber panel fencing, part lawn and part patio, mature hedging giving some seclusion, access via gate to nearby Garage in block, pitched roof giving extra storage. Font Garden, small area with pathway to front door.

### Tenure

Freehold

Council Tax Band C





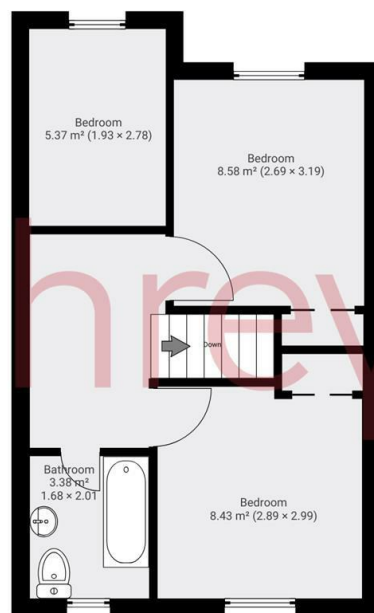
### ▼ Ground Floor

TOTAL AREA: 36.75 m<sup>2</sup> - LIVING AREA: 36.11 m<sup>2</sup> - ROOMS: 6



### ▼ 1st Floor

TOTAL AREA: 33.75 m<sup>2</sup> - LIVING AREA: 32.65 m<sup>2</sup> - ROOMS: 5



0.0 0.5 1.0 1.5 2.0m  
1:58

The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective purchasers or tenants are advised to verify all measurements independently before making any decisions.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewings

Viewings by arrangement only.  
Call 01202 88 90 88 to make an appointment.