



£1,750

Larch Wood Avenue, Wimborne

www.quayliving.co.uk



Quay
LIVING

Quay Living are thrilled to offer this three-bedroom detached home located on the recently developed & popular Quarter Jack Park, offering great convenient access to the town centre and beautiful riverside walks.

This three-bedroom detached home is bright and modern throughout. On the ground floor, there is a WC and large storage cupboard. A modern kitchen/ diner is fitted with a generous range of base and wall units and appliances including built-in oven, hob and extractor as well as fridge/ freezer, dishwasher and washing machine. French doors lead out to the private rear garden. A separate generous size sitting room enjoys a dual aspect views both front and side.

On the first floor, bedroom one has the benefit of built-in wardrobes and an adjoining ensuite shower room. Bedrooms two and three are served by a family bathroom fitted with contemporary white suite.

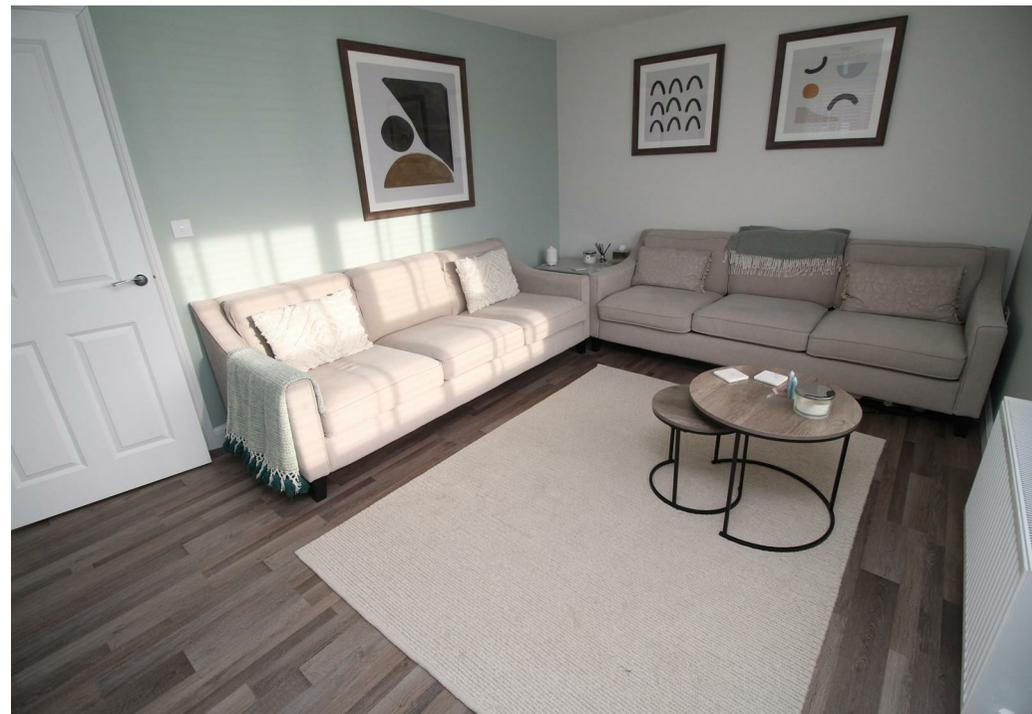
Outside the garden is generously sized and enclosed laid to lawn, offering a patio seating space and garden storage shed.

The property further boasts its own private driveway offering ample off-road parking for two cars.

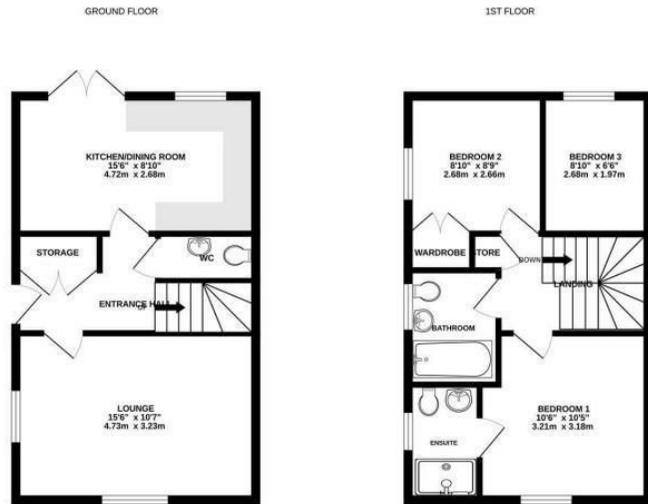
Available from the 1st of April on an unfurnished basis. Call or email Quay Living for your appointment to view!!

EPC - B

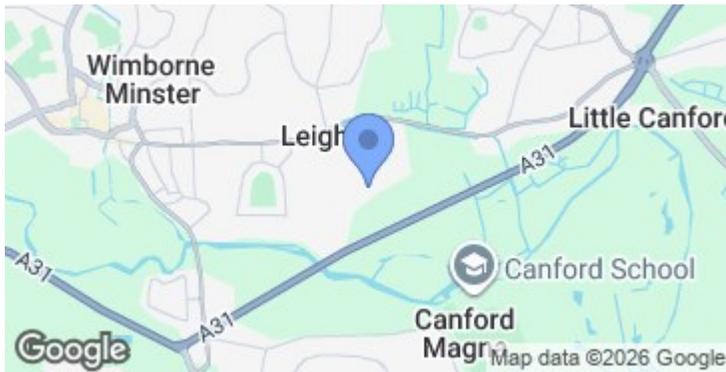
Council Tax - B







TOTAL FLOOR AREA: 840sq ft (78.0 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, some elements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and are given as to their operation as effective on the date shown with drawings 12/2021.



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



Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.



01202 683444
 Orchard Plaza, 41 High Street
 Poole, Dorset, BH15 1EG
www.quayliving.co.uk

