

STRICKLAND WAY

WIMBORNE, BH21 2GF


EDWARDS

GUIDE PRICE £380,000

- Remainder of the Buildings Warranty
- Vendor suited
- Popular quarter Jack Park development
- 3 bedroom semi detached home
- Ensuite shower room & family bathroom
- Riverside walks
- Level walk into Wimborne town centre
- Good size lounge
- Stylish kitchen
- Enclosed rear garden & private driveway

This beautifully presented three-bedroom semi-detached home is only three years old, located on the popular Quarter Jack Park development, with riverside walks close by and a level walk into Wimborne town centre.







Presented in very good order throughout, accommodation is well proportioned including a good size lounge and a separate stylishly fitted kitchen/diner with integrated appliances and French doors opening to the enclosed rear garden. There is a useful understairs storage cupboard and a cloakroom off the entrance hall.

On the first floor, there are three bedrooms. Bedroom one includes air conditioning and an ensuite shower room. Bedroom two includes fitted wardrobes. The third bedroom is a single bedroom, which would make a lovely home office. There is also a family bathroom, with a shower over the bath.

Outside there is off road parking to the side of the property and the rear garden is laid mainly to lawn with a paved patio immediately to the rear of the property.

Additional Information
Energy Performance Rating: B
Council Tax Band: D
Tenure: Freehold
Annual Service Charge: £201.51 for the communal green areas on the development
Planning proposals: There are plans to build a Sports Pavilion on the development
Flood Risk: Very low but refer to gov.uk, check long term flood risk
Flooded in the last 5 years: No
Conservation area: No
Listed building: No
Tree Preservation Order: No
Parking: Private driveway
Utilities: Mains electricity, mains gas, mains water
Drainage: Mains sewerage
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website



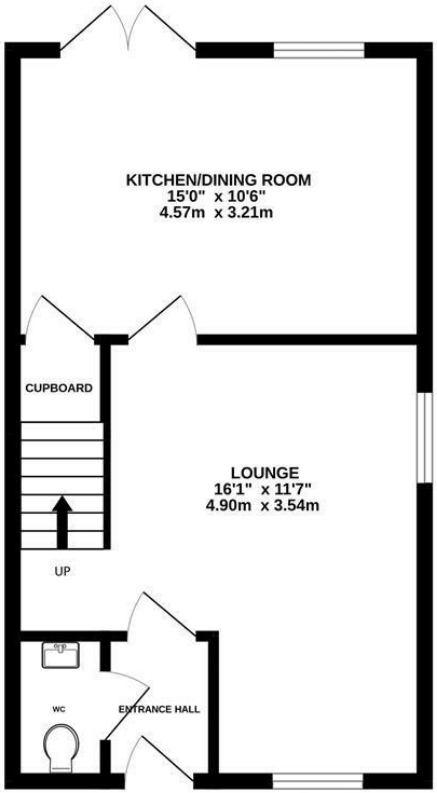




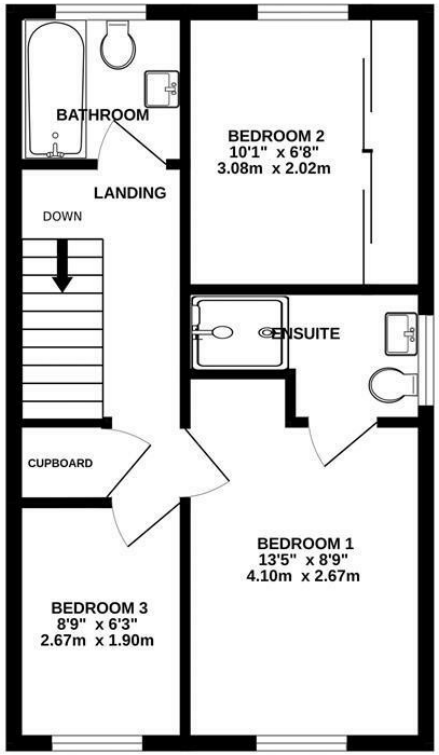




GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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