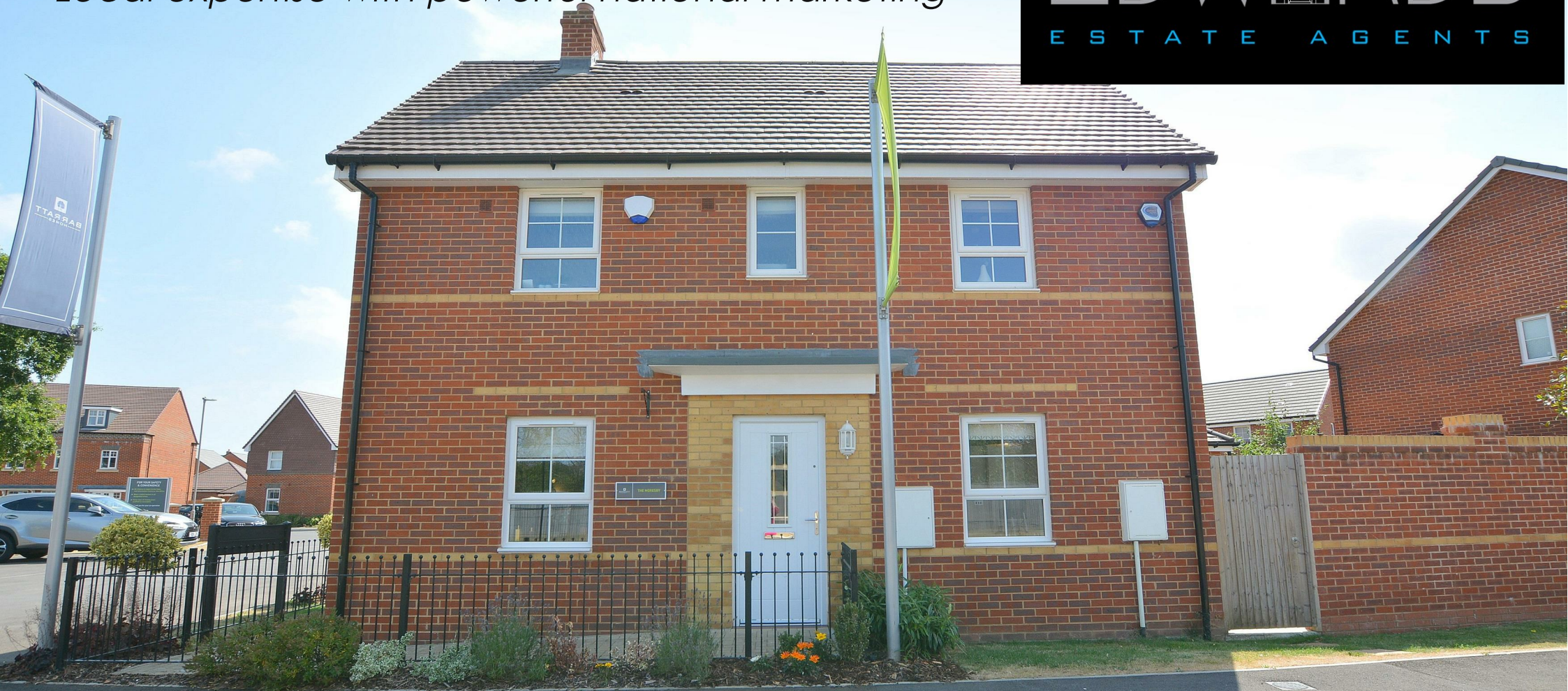


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FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £415,000

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- DUAL ASPECT LOUNGE
- BATHROOM AND MASTER ENSUITE
- CLOAKROOM AND HALL STORAGE
- PRIVATE REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- 10 YEAR BUILDING WARRANTY
- CLOSE TO TOWN

The MORESBY is a three bedroom family home with dual aspect lounge and open plan, stylishly appointed kitchen/dining room with French doors opening to the private rear garden.

On the first floor there are two double bedrooms and one single. The master benefits from an adjoining ensuite shower room and there is also a family bathroom.

Off the entrance hall, there is a discreetly located cloakroom and a useful storage cupboard.

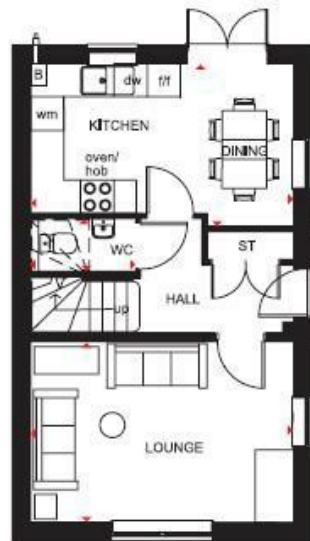
Outside there are two allocated parking spaces - due for completion Spring 2020.

Energy Performance Rating TBC
Council Tax Band TBC





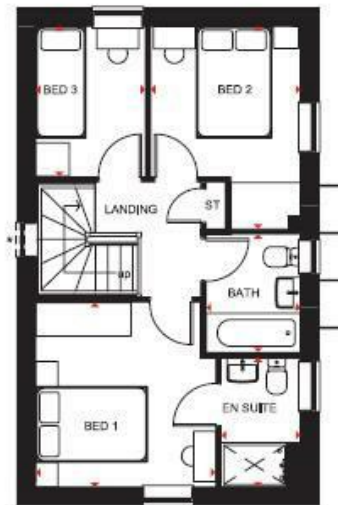




Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2933mm	15'6" x 9'7"
WC	1891 x 945mm	6'2" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2679 x 3628mm	8'9" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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Ferndown, Dorset BH22 9AU

01202 855595

www.fineandcountry.com

