

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS

GREENCLOSE LANE

WIMBORNE, BH21 2AL



# GUIDE PRICE £280,000

NO FORWARD CHAIN – A modern two double bedroom terrace house with PRIVATE REAR GARDEN and ALLOCATED PARKING. Ideally located within walking distance of Wimborne market town and riverside walks.

A modern contemporary kitchen and integral gas hob, electric fan assisted oven and dishwasher with space and plumbing for a fridge/freezer and nicely tiled floor.

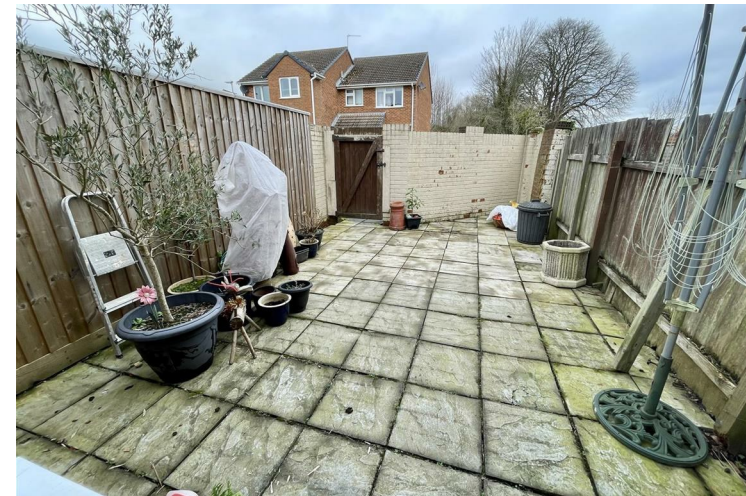
In the lounge/diner has a feature fireplace with brick surround and wooden mantelpiece with inset wood burner. A pedestrian door gives access out to the rear porch/utility where there is space and plumbing for a washing machine and coats storage. From here there is access out to the rear patio and garden.

Upstairs there are two double bedrooms. At the front, bedroom two has a built in wardrobe.

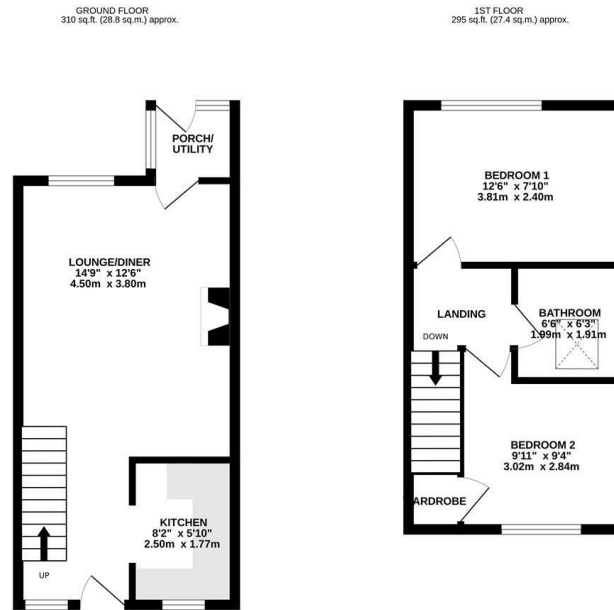
There is a fully tiled modern bathroom with white three piece suite.

Outside the property comes with a patio garden surrounded by high level timber fencing and walling and pedestrian gate to the parking at the rear.

Energy Performance Rating C  
Council Tax Band C



# Local expertise with powerful national marketing



TOTAL FLOOR AREA: 604 sq ft. (56.1 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be used as a substitute for a professional survey. Measurements of doors, windows, stairs and garden are approximate and are provided for information only. They do not constitute an offer and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and any other information provided. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the time of sale.  
Made with Metropen 12/2014

## Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595

EDWARDS  
ESTATE AGENTS

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.