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EDWARDS
ESTATE AGENTS

MOORTOWN DRIVE
WIMBORNE, BH21 3AR



GUIDE PRICE £475,000

- SEMI DETACHED COTTAGE
- GENEROUS PLOT
- SEMI RURAL LOCATION
- OPPORTUNITY FOR REFURBISHMENT (STPP)
- VACANT POSSESSION
- CLOSE TO LOCAL AMENITIES
- GENEROUS REAR GARDEN
- 3 BEDROOMS
- WELL PROPORTIONED ACCOMMODATION
- GARAGE & AMPLE PARKING

VACANT POSSESSION - This three bedroom, SEMI-DETACHED COTTAGE occupies a GENEROUS PLOT and is located in a SEMI-RURAL LOCATION and offers an excellent opportunity for families or individuals seeking a tranquil lifestyle while remaining CLOSE TO LOCAL AMENITIES.



The property offers well proportioned accommodation including a good size living room, a generous kitchen/dining room, shower room and a useful storage room, as well as a detached garage.

In need of general modernisation the property offers an ideal opportunity for refurbishment and/or re-modelling (Subject to Planning Permission).

For those with vehicles, the property includes a garage and ample off-road parking, a valuable asset in today's busy world. With immediate occupation available, this home is ready for you to move in and make it your own.

Additional Information

Agents Note: We are aware that the adjacent property to the left hand side has applied for planning permission - please check with the planning department for more information

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

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: Yes

Parking: Private driveway & detached garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Septic tank – The vendor is unable to confirm if it meets the current regulations

Broadband: Refer to Ofcom website

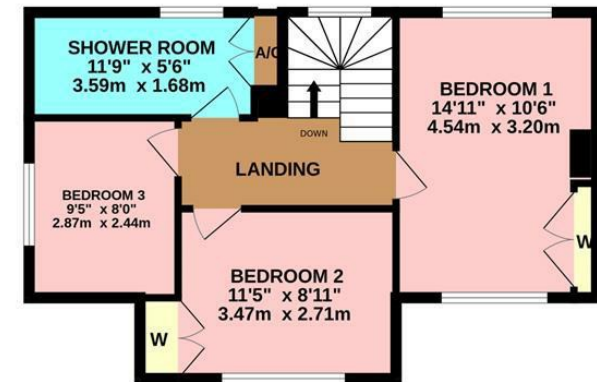
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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