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EDWARDS  
ESTATE AGENTS

MOORTOWN DRIVE  
WIMBORNE, BH21 3AR



# GUIDE PRICE £460,000

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

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.

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 ample off-road parking, a valuable asset in today's busy world.

#### 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

Utilities: Mains electricity, mains gas, mains water

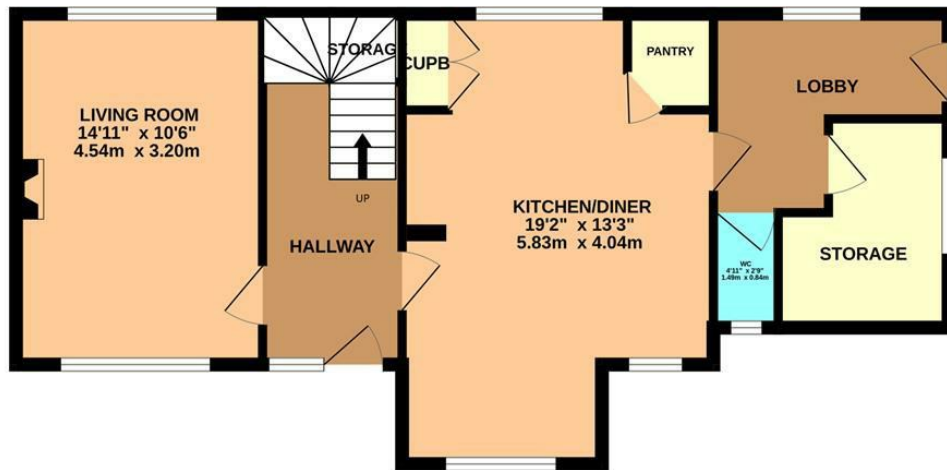
Drainage: Septic tank – The vendor is unable to confirm if it meets the current regulations

Broadband: Refer to Ofcom website

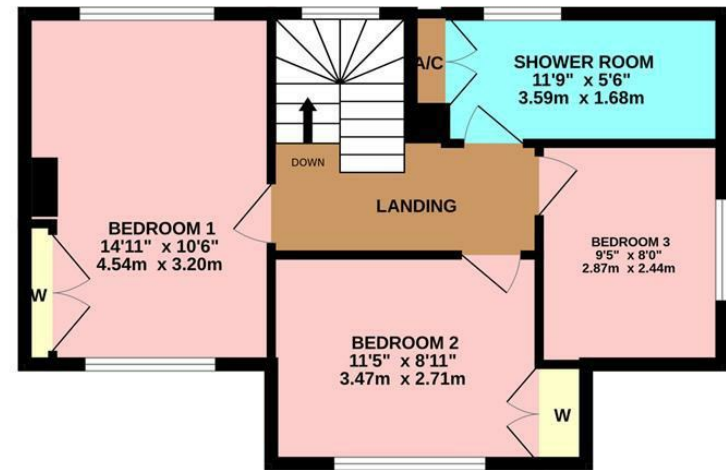
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
609 sq.ft. (56.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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