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ESTATE AGENTS

STRICKLAND WAY
WIMBORNE, BH21 2GF



GUIDE PRICE £340,000

- NO FORWARD CHAIN
- REMAINDER OF 10 YEAR WARRANTY
- SEMI-DETACHED HOME
- 2 DOUBLE BEDROOMS
- GENEROUS GARDEN
- FULLY INSULATED GARDEN ROOM WITH ELECTRICS
- INTEGRATED KITCHEN APPLIANCES
- DRIVEWAY
- EASY REACH OF RIVERSIDE & COUNTRY WALKS
- JUST OVER 1 MILE (APPROX.) FROM WIMBORNE TOWN CENTRE

Upon entering the property there is an entrance lobby, which opens into the lounge.

The lounge is positioned at the front of the property and includes a large window overlooking the frontage, staircase to the first floor and adjoining lobby with access to the downstairs cloakroom, a storage cupboard under the stairs and kitchen to the rear of the property.

The appliances within the kitchen are integral, including a gas hob, electric oven, fridge freezer, dishwasher, and washer dryer. There is plenty of storage with a range of base and wall units as well as space for a breakfast table. Patio doors lead to the spacious rear garden.

Upstairs, the master bedroom is of a very generous size, with a large cupboard over the stairs, as well as space for a wardrobe. Bedroom two is also a large double room, overlooking the garden.

The family bathroom is tiled and includes a bath with a shower over, WC, wash hand basin and window.



The property benefits from a driveway with parking for two cars, as well as side access to the rear garden.

The rear garden is very generously sized and includes a storage shed, outside tap and double socket.

The current owners have installed a large garden room, which could be utilised as a home office. This is fully insulated and benefits from a power supply.

Quarter Jack Park is located within easy reach of beautiful riverside and countryside walks and is just over a mile (approx.) by foot to Wimborne Town Centre.

Additional Information

Agents Note: We understand there is a Maintenance charge of approximately £250 pa

Energy Performance Rating: B

Council Tax Band: C

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: No

Parking: Private driveway

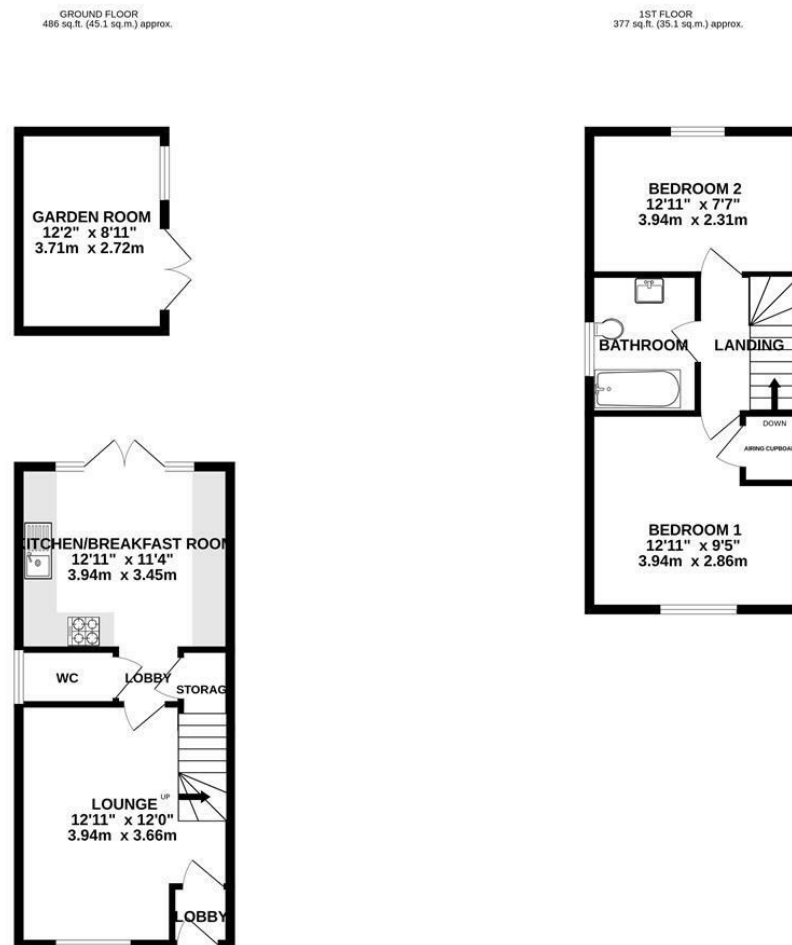
Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





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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