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**STRICKLAND WAY**  
WIMBORNE, BH21 2GF



# GUIDE PRICE £340,000

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- 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

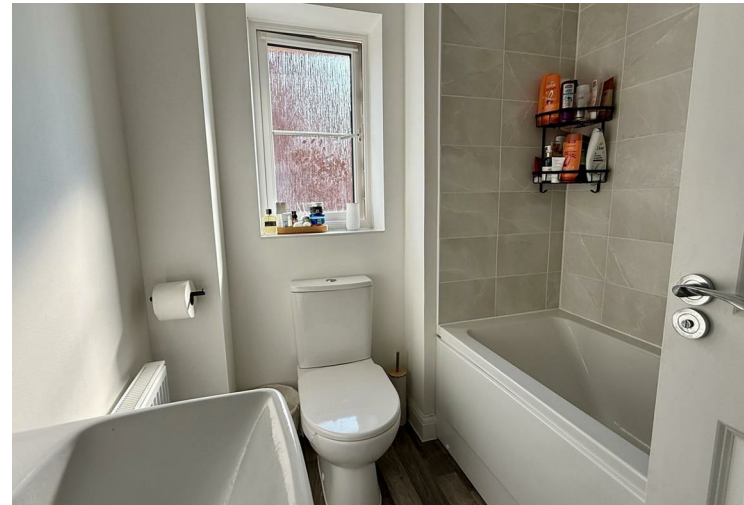
Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

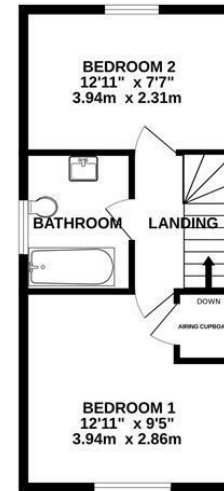
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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