



EDWARDS
ESTATE AGENTS

HORTON HEATH
WIMBORNE, BH21 7JR



EDWARD

GUIDE PRICE £300,000

- SUBJECT TO PROBATE
- SEMI-DETACHED HOUSE
- SEMI RURAL LOCATION & COUNTRYSIDE VIEWS
- 2 DOUBLE BEDROOMS
- FITTED KITCHEN
- MASTER ENSUITE SHOWER ROOM
- GROUND FLOOR BATHROOM
- OFF ROAD PARKING
- GENEROUS REAR GARDEN
- BRICK OUTBUILDING

This SEMI-DETACHED HOUSE enjoys a SEMI-RURAL LOCATION with countryside views. Accommodation includes TWO BEDROOMS, FITTED KITCHEN, GROUND FLOOR BATHROOM and MASTER ENSUITE. There is OFF ROAD PARKING to the front of the property and the GENEROUS GARDEN has privacy fencing to boundaries.



With a generous rear garden and off road parking to the front of the property, this two bedroom semi-detached house offers well proportioned accommodation. On the ground floor, the sitting room has a feature brick fireplace with window overlooking the front aspect. The kitchen has a range of traditionally styled base and wall units and door leading to the rear garden. There is also a ground floor bathroom.

One of the bedrooms benefits from an ensuite shower room.

Outside, there is a brick outbuilding and off road parking to the front of the property.

Presented in good order throughout, the property may benefit from some general updating.

Additional Information

Energy Performance Rating: E

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 water

Heating: Oil fired system boiler

Drainage: Domestic small sewage plant

Public Right of Way: Across the house to sewage plant at the end of the garden

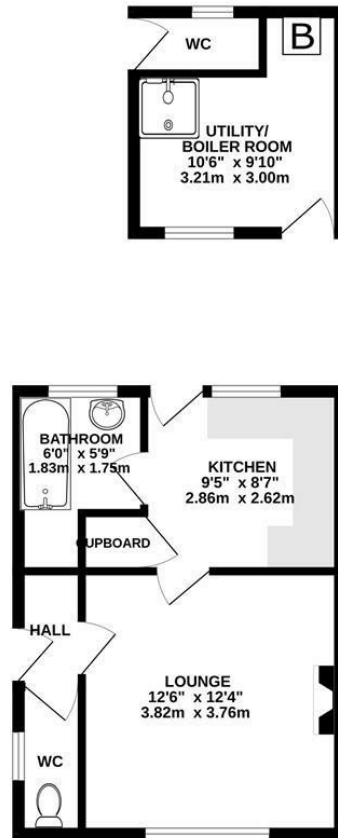
Proposed development: Neighbour is planning to build a semi detached property

Broadband: Refer to Ofcom website

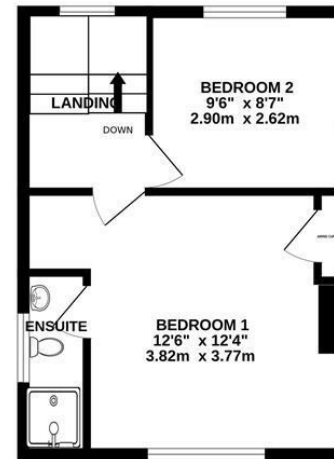
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 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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Ferndown Office

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