



SPUR CLOSE  
WIMBORNE, BH21 2UG



# GUIDE PRICE £275,000

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- GARDEN FLAT
- 2 BEDROOMS
- GOOD ORDER THROUGHOUT
- GOOD SIZE LOUNGE/DINER WITH FRENCH DOORS TO GARDEN
- WELL FITTED KITCHEN
- FULLY TILED BATHROOM
- SEPARATE CLOAKROOM
- PRIVATE ENCLOSED REAR GARDEN
- GARAGE IN BLOCK
- SHARE OF FREEHOLD

This two bedroom garden flat is conveniently located just a short drive from Wimborne town centre and with local amenities nearby.

With its own private entrance, accommodation is well presented throughout. The entrance hallway, laid with hard flooring, gives access to all rooms. The kitchen is fitted with a generous range of cottage style base and wall units with built-in oven, hob and extractor and space for free standing white goods. Tiled floor and part tiled walls.

The well proportioned lounge/diner has ample floor space for lounge seating and a dining table chairs, whilst French doors lead directly to the enclosed private rear garden.

Both bedrooms are dual aspect doubles and are served by a fully tiled bathroom fitted with a bath and shower above, wall hung vanity wash basin and heated towel rail. A separate WC is located off the hallway.



The private rear garden is fully enclosed and well stocked with established shrubbery borders. A patio is located immediately to the rear of the property with a couple of steps rising to a lawned area with shingle path leading to a garden shed at the rear of the plot. There is a garage in nearby block.

#### Additional Information

Energy Performance Rating: C

Council Tax Band: C

Tenure: Share of Freehold - 105 year remaining on lease - Service Charge: £780 per annum.

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: Garage in Block

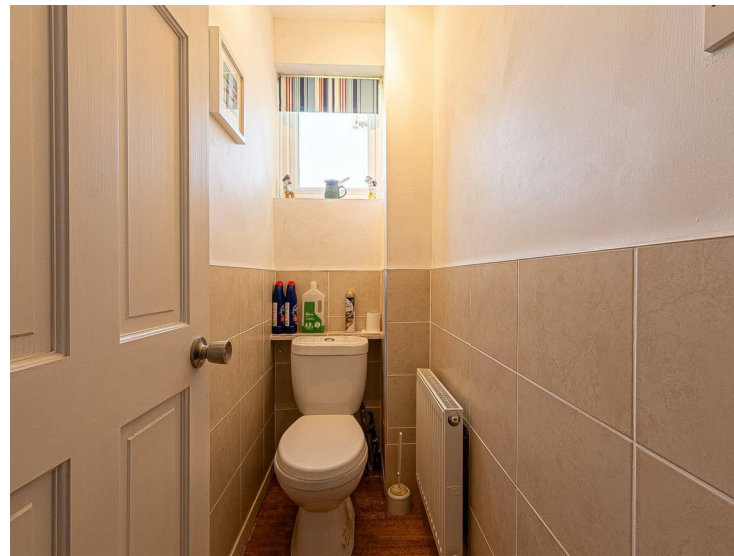
Utilities: Mains electricity, mains gas, mains water

Heating: Gas central heating

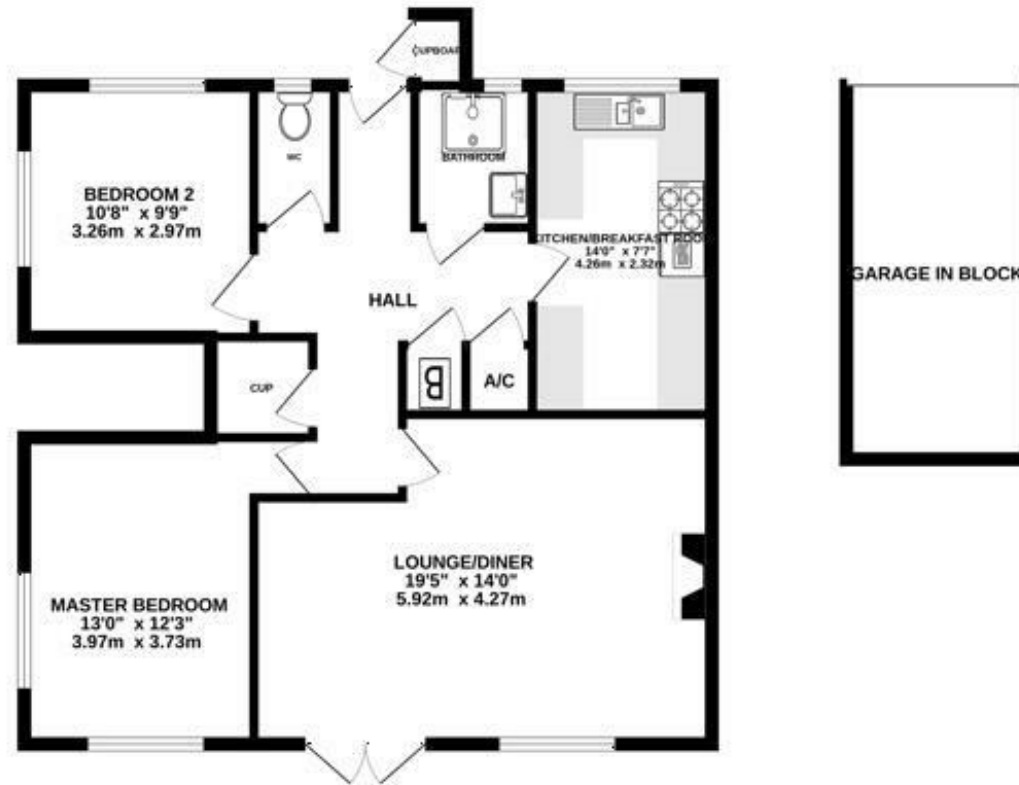
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
906 sq.ft. (84.2 sq.m.) approx.



SPUR CLOSE, COLEHILL, WIMBORNE, DORSET

TOTAL FLOOR AREA: 906 sq.ft. (84.2 sq.m.) approx.

While 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.  
Made with floorplan 1/2025

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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