



EDWARDS
ESTATE AGENTS

POTTLE WALK
WIMBORNE, BH21 2FD



GUIDE PRICE £485,000

- Enf of terrace townhouse
- Beautifully presented throughout
- 4 bedrooms
- Juliet balcony
- Ensuite to main bedroom
- Southerly facing landscaped front garden
- Riverside views & walks
- Private parking with 2 spaces
- Level access to Wimborne
- Easy distance to amenities

This beautifully presented home benefits from riverside views and easy level access to Wimborne Town Centre.

The current owners purchased from new and completed works to create light open plan living to the ground floor, with a lovely lounge to the front of the property, benefitting from patio doors to a landscaped front garden and riverside views. To the rear of the property is a large kitchen/dining room, with another set of patio doors to the private and peaceful rear garden. The rear garden includes a shed, hard standing, and mature borders and shrubs. There is a gate to the rear with access to two private parking spaces. The kitchen includes an integral dishwasher, gas hob, electric oven, fridge freezer, and washing machine. The ground floor accommodation also includes a cloakroom and two large storage cupboards.



The first floor offers versatile accommodation, with a large double fronted room with both Juliet balcony and window overlooking the river below. This room is currently used as a living room but would also make a lovely bedroom, with substantial living space offered on the ground floor. There are two further bedrooms on the first floor, serviced by a lovely, tiled family bathroom. Located on the second floor, the generous master bedroom offers fitted wardrobes and the benefit of a sizeable en-suite shower room.

This home has been beautifully maintained and offers a lovely riverside lifestyle, while within such easy distance of amenities.

Additional Information

Energy Performance Rating: B

Council Tax Band: D

Tenure: Freehold

Agents Note: There is an annual maintenance charge of £362.65 for communal areas

Flood Risk: 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

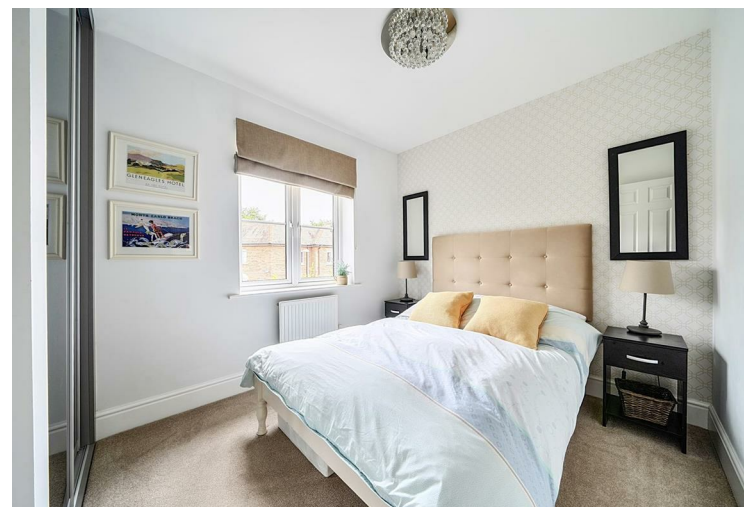
Parking: Private driveway with two parking spaces

Utilities: Mains electricity, mains gas, mains water

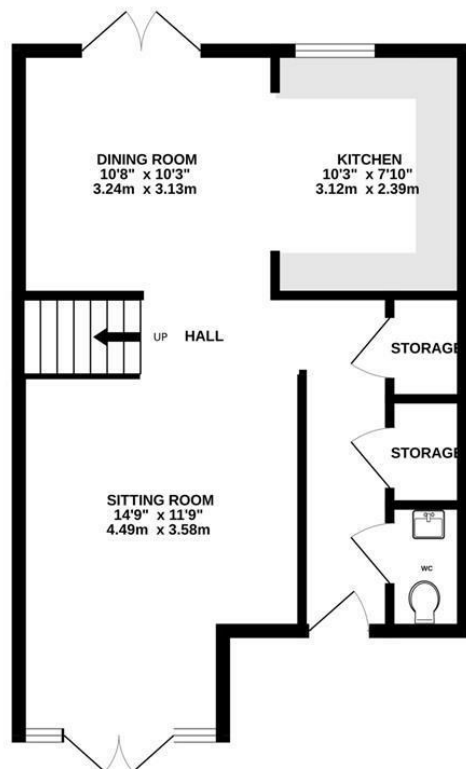
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

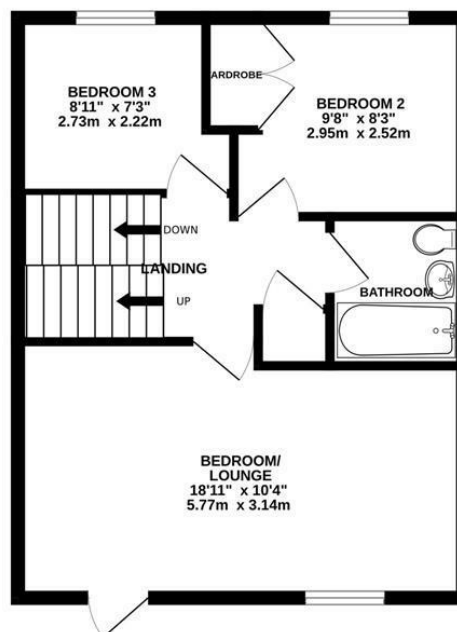
Mobile Signal: Refer to Ofcom website



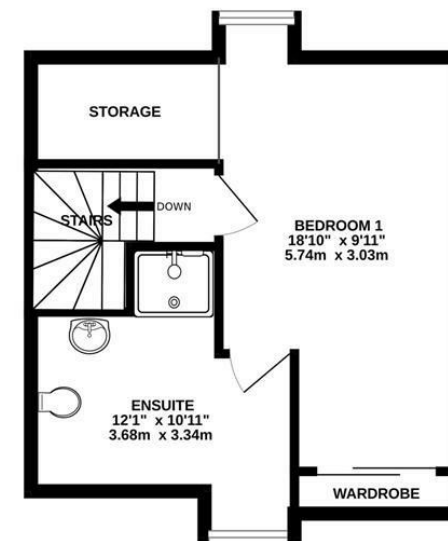
GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardestates.com
01202 855595