



7 OLD MANOR CLOSE, WIMBORNE, DORSET, BH21 2TB  
£350,000 FREEHOLD

## A MODERN 3 BEDROOM TERRACED HOUSE, PRESENTED IN GOOD DECORATIVE ORDER, ON A SMALL DEVELOPMENT WITHIN JUST OVER HALF A MILE'S LEVEL WALK OF WIMBORNE TOWN CENTRE.

### SUMMARY:

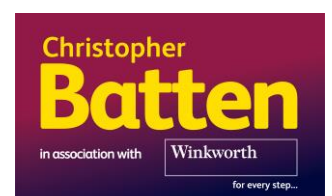
This well maintained property benefits from gas fired central heating, replacement UPVC double glazing and a garage in a nearby block.



### AT A GLANCE

- Within level walking distance of town amenities
- Light and airy lounge/dining room
- Contemporary kitchen/breakfast room
- Ground floor cloakroom & first floor bathroom
- Garage in a nearby block

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## DESCRIPTION:

The light and airy lounge/dining room features a decorative fireplace (with electric fire) and a sliding patio door leading to a rear conservatory (with door to the garden.) On the first floor, bedroom 1 has a fitted wardrobe and an airing cupboard and bedroom 2 has a built-in wardrobe. There is a third bedroom and a modern bathroom.

Outside, there is a small front garden bounded by a low privet hedge. The nicely enclosed, private rear garden is principally lawned, with a gate giving access to a footpath leading to the nearby garage block. The garage has an up-and-over door, a personal side door and a pitched roof providing ample eaves storage space.

## LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.

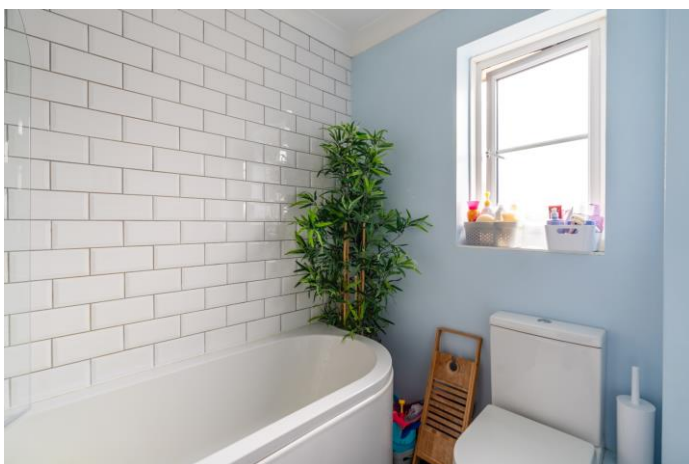


There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

**COUNCIL TAX:** Band C

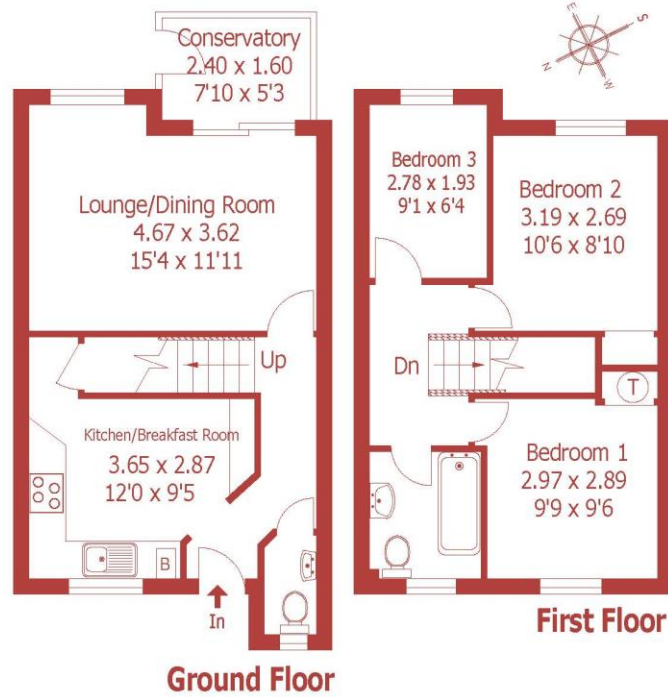
**DIRECTIONS:**

From Wimborne, proceed east along Leigh Road, continuing ahead at the junction with Avenue Road and St Johns Hill. Take the second turning on the left into Greenclose Lane, which becomes Old Manor Close, and number 7 can be found on the left hand side.



## 7 Old Manor Close, Wimborne

Approximate Gross Internal Area :- 74 sq m / 795 sq ft



For identification purposes only, not to scale, do not scale

Drawn using existing drawings and dimensions

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		89
(81-91)	B		
(69-80)	C		
(54-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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