

**6, Chamomile Road,
Wimborne, BH21 4FL**



Property overview

Guide Price £330,000

A well-presented two-bedroom semi detached house in Chamomile Road, Wimborne Minster. Convenient for local nursery and primary schools, bars and restaurants of Wimborne Minster High Street (0.7 miles) and Victoria Community Hospital (1.3 miles) as well as travel routes to Poole (7.3 miles), Bournemouth (11 miles) and Ringwood (11 miles).

The accommodation offers an entrance hallway, downstairs WC, lounge, and Kitchen/Diner opening onto a patio and garden. Upstairs there are two bedrooms, a bathroom, an airing cupboard and a hatch to part boarded loft.

The property also benefits from a B-rated EPC, Gas Fired Central Heating and off-road parking for two cars. Benefiting from remainder of builder's warranty. Offered with no forward chain.



Accommodation

Entrance Lobby: 4' 2" x 3' 11" (1.27m x 1.19m)

Consumer unit, Radiator, doors to accommodation and door to:

W/C: 4' 9" x 3' 4" (1.45m x 1.02m)

Extractor fan, part sloped ceilings, part tiled walls, wash hand basin with tiled splash back, WC with hidden cistern, radiator.

Lounge: 15' 10" max x 13' 3" max into stairwell (4.82m x 4.04m)

Smoke alarm, window to front aspect, TV point, stairs to first floor.

Kitchen/Diner: 13' 2" max x 11' 0" max (4.01m x 3.35m)

Range of eye and base level units, integrated electric oven with gas hob over and hood above, space for tall fridge/freezer, stainless steel sink with drainer, integrated washing machine, space for slimline dishwasher, space for dining room table, radiator, French doors to garden.

First Floor Landing: 9' 6" max x 6' 8" max into stairwell (2.89m x 2.03m)

Hatch to part boarded loft, doors to accommodation and door to:

Airing Cupboard: 2' 5" x 1' 9" (0.74m x 0.53m)

Shelving, providing storage.

Bedroom One: 13' 3" x 8' 11" (4.04m x 2.72m)

Window to rear aspect, radiator.

Bedroom Two: 13' 2" max x 6' 2" max (4.01m x 1.88m)

Window to front aspect, radiator.

Bathroom: 7' 8" x 6' 2" (2.34m x 1.88m)

Part tiled walls, panelled bath with glazed shower door and mixer tap and mixer shower with attachment over, pedestal wash hand basin with recessed mirror above and shaving point, WC with hidden cistern, radiator.

Rear Garden:

Enclosed by walls and fence surround, patio laid to lawn, gate access from drive.

Front External:

Small planting border at front with access to the front door. Driveway parking for two cars in tandem with gate leading to rear patio and garden.

Service Charge for Road/communal external area maintenance:

£XXX per year.:

Photography











Floor Plan

EPC



17/01/2024, 10:28 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

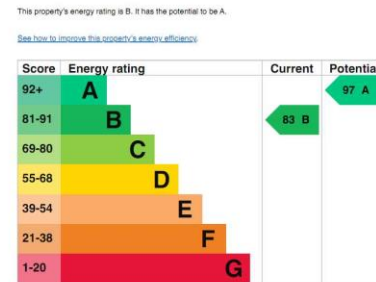
6 Chamomile Road Windsor Windsor SL4 4FL	Energy rating B	Valid until: 8 August 2031 Certificate number: 7139-9738-6000-0931-1206
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Property type	Semi-detached house
Total floor area	62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions.](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions)

Energy rating and score



The graph shows this property's current and potential energy rating.
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

<https://find-energy-certificate.service.gov.uk/energy-certificate/7139-9738-6000-0931-1206>

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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