



2 Spur Close, Wimborne, Dorset, BH21 2UG

Asking Price £235,000

- Two Double Bedrooms
- Private Entrance
- Share of Freehold
- Gas Central Heating
- Very Spacious Throughout
- First Floor Flat
- Garage And Parking
- Lovely Location
- Modernisation required
- No Forward Chain!

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NO FORWARD CHAIN. A very spacious first floor flat with private entrance, now in need of a certain degree of accommodation but offering huge potential.



Council Tax Band: C



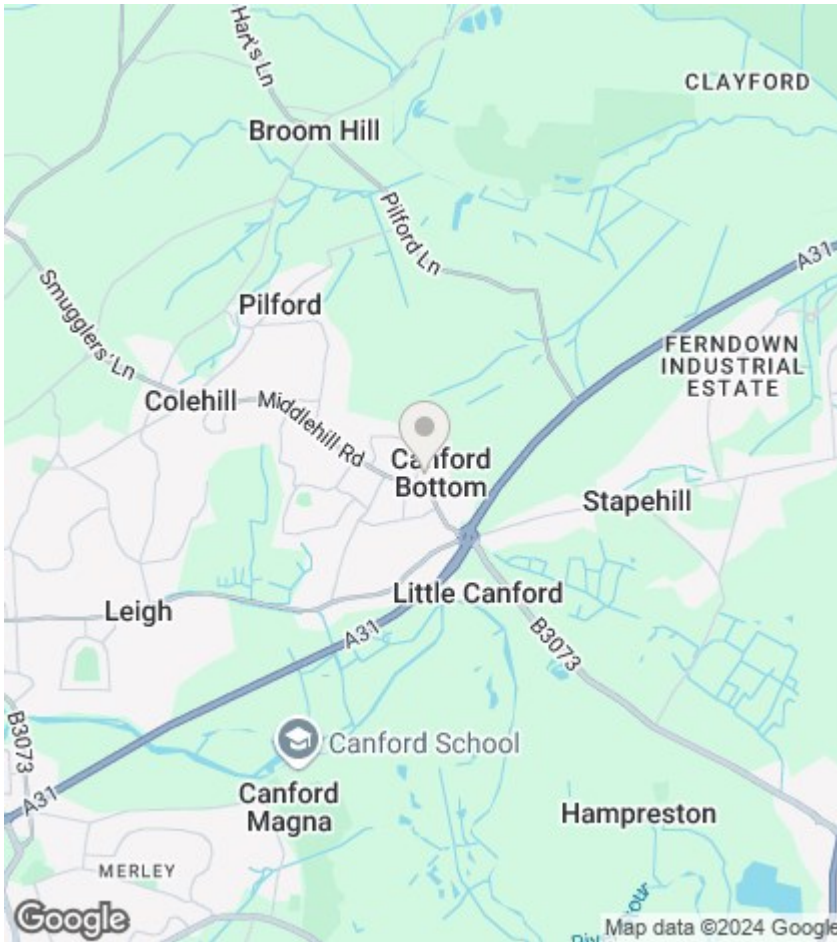
Spur Close

We are delighted to offer for sale this thoroughly sizeable first floor flat situated in a quiet residential area in Colehill, just outside Wimborne.

The uniquely generous accommodation briefly comprises; two double bedrooms, lounge/dining room, kitchen/breakfast room, bathroom and separate toilet. The condition of the property has reached a point where it is now in need of modernisation yet it remains clean and tidy. In our opinion, the property will make an ideal first time buy providing the perfect opportunity to make it your own.

With access via its own private entrance, the property further benefits from; gas central heating, garage with parking for one car in front, storage cupboards, share of the freehold with reasonable charges going towards maintenance/insurance and views towards rural fields from the front elevation windows.

With the vendor offering no forward chain, we recommend internal viewings to appreciate the space this property has to offer.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

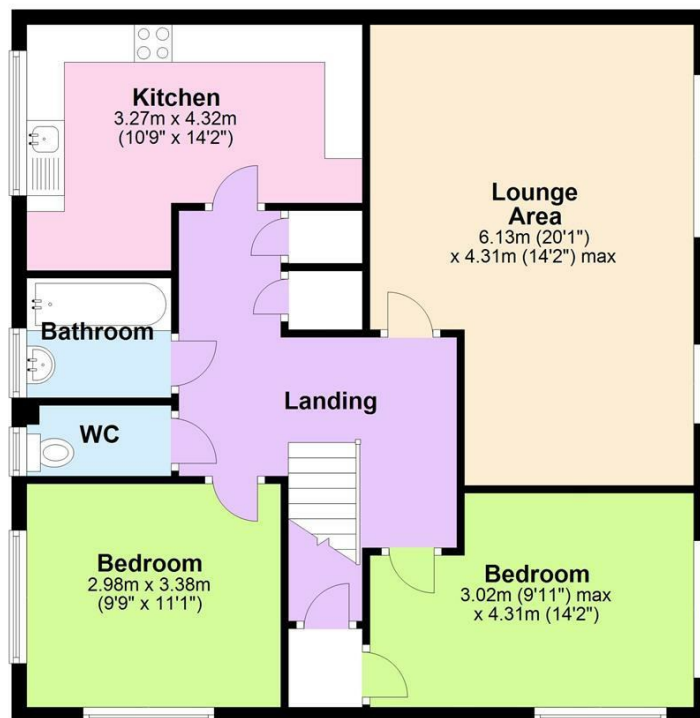
EPC Rating:

C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

First Floor

Ground Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.