



22 Strickland Way, Wimborne, Dorset, BH21 2GF

Asking Price **£339,950**

- Two Double Bedrooms
- Built in 2022
- Westerly Aspect Garden
- Popular Development
- Storage Throughout
- Semi Detached House
- Driveway for Two Cars
- Kitchen/Dining Room
- Green Space on the Doorstep
- Vendor Suited

22 Strickland Way, Wimborne BH21 2GF

VENDOR SUITED! This spacious, semi detached home is situated within the popular 'Quarter Jack Park' development, within easy reach of Wimborne town centre. Complemented by a westerly aspect garden.



Council Tax Band: C



Strickland Way

Positioned opposite an open green space, this home benefits from a sense of space rarely found in modern developments. Briefly, it comprises: two double bedrooms (the main one enjoying a storage cupboard and a wardrobe), bright living room, kitchen/dining room with contemporary 'shaker' style units and a full range of integrated appliances, downstairs toilet and main bathroom.

The rear garden enjoys a westerly aspect, guaranteeing sun late into the day. The majority is laid to lawn with a generous patio area abutting the rear of the property - all is enclosed by panel fencing, there is a useful storage shed and side access provided by a gate. Further benefits include a driveway for two cars, fitted blinds throughout, Karndean flooring, remainder of the build guarantee, gas central heating and UPVC double glazing.

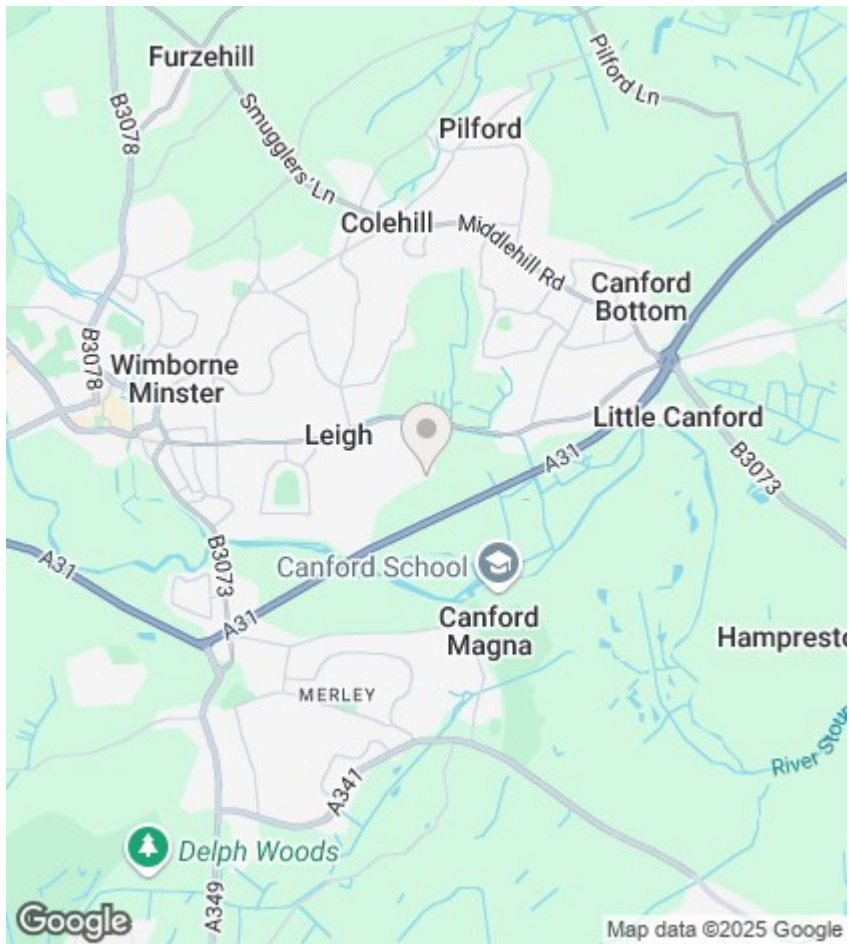
Located within a 25 min walk from Wimborne Town Centre, it's ideally located to access the ever growing range of restaurants, pubs and other amenities on offer. The large 'Sang' area is also on the doorstep, with walks along the River Stour making it ideal for those who own dogs or simply enjoy having open space within easy reach.

With our vendor suited, we encourage internal viewing to appreciate what's on offer. To arrange, or for more information, please call us at your earliest convenience!

Note: The vendor declares an interest in Greys Estate Agents.







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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(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

