



6, Rydal Mews 22 St. Johns Hill, Wimborne, BH21 1DD

£260,000

- Sought After Development
- Share Of Freehold
- Own Patio Area
- Close to Wimborne Centre
- Gas Central Heating
- Allocated Parking
- Two Bedroom Terraced House
- Double Glazed
- No Forward Chain

Rydal Mews 22 St. Johns Hill, Wimborne BH21 1DD

A superb two double bedroom terraced house situated in a sought after development, only a short distance from Wimborne Town Centre. Well presented throughout the property is ideal as a first time buy or for a couple looking to downsize. A vacant home with no forward chain.

 2  1  1  D Council Tax Band: C



Property Details

Area

Wimborne Minster is a market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the town has plenty to keep a family happy. The beautiful Minster church is at the centre of the town and is surrounded by a blend of charming independent boutiques and high street stores. Interspersed by coffee shops, restaurants and a varied selection of pubs there really is something for everyone.

Description

Accommodation, Own Front Door through to Entrance Hall, Space for coats etc, door to Lounge/Diner, feature fire surround and overmantel, inset electric fire, double glazed opening door and side windows to rear patio. Separate Kitchen with range of work surfaces with cupboards under and over, one housing hot water boiler (only two years old) built in oven and hob, space for fridge freezer and washing machine, part tiled, window to front. Stairs from the Lounge to First Floor Landing, Bedroom One, a good sized double, window to rear, Built in storage cupboard and further built in airing cupboard (the tank is only two years old plus pump for increased

pressure) Bedroom Two, a double room, window to front aspect. A good sized bathroom with paneled bath and shower over, high flush w.c, wash hand basin, part tiled, Velux window to the front aspect. Outside own patio area adjoins the Lounge, patio leads out to well kept communal grounds to front and rear, mainly laid to lawn, with various mature hedging. These charming grounds are accessed via an in and out driveway which lead to Allocated Parking to the rear and further visitors spaces to the front. A further benefit is there is no forward chain with vacant possession offered.

Tenure

Share of Freehold
With 961 years remaining on lease.
Service charge paid to House and Son monthly £160
This covers:
Buildings Insurance
Water Rates
Garden Maintenance
Exterior decorating/upkeep, ie gutters
Bike shed
Management fee

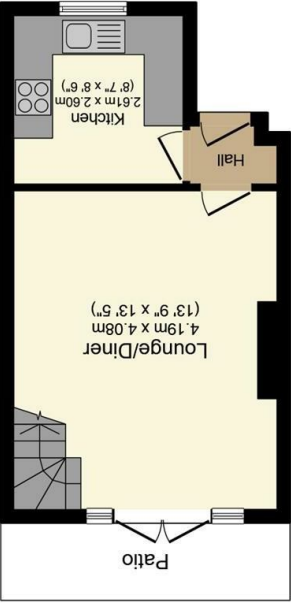
Rental amount £1,250 pcm



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

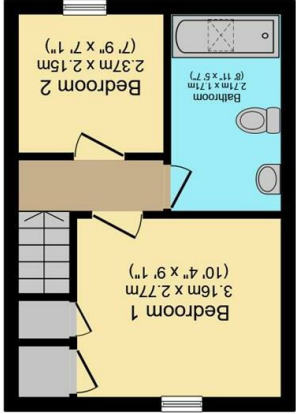
TOTAL: 52.4 m² (564 sq.ft.)

Ground Floor



Floor area 28.4 m² (305 sq.ft.)

First Floor



Floor area 24.0 m² (259 sq.ft.)

Views

Views by arrangement only.
Call 01202 88 90 88 to make an appointment.



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
		Potential
		Current
		65