



## 25 Newmans Close, Wimborne, BH21 1XA

£365,000

- Modern Style Town House
- Gas Central Heating
- Master Bedroom With En- Suite
- Close to Wimborne Town Centre
- Own Patio Leading to Communal Gardens
- Utility Room
- Nearby Country and River Walks
- Allocated Off Road Parking
- Versatile Accommodation

# 25 Newmans Close, Wimborne BH21 1XA

A superb three bedroom townhouse set over three floors and situated in a popular and convenient location close to Wimborne Town centre and with the development backing onto the banks of the river Stour with its scenic walks. The property is well kept throughout with versatile accommodation ideal for a couple or family. Offered with no forward chain the property and location need to be viewed to be appreciated.

 3  2  1  C Council Tax Band: D





## 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

Front door leads through to Entrance Hall. The ground floor has two bedrooms but they could also be used as a study/office as they are away from the main living space. Access from the entrance to a Ground Floor Cloakroom and good size Utility Room with sink, space and plumbing for washing machine, storage cupboards, glazed door to Rear Patio and Communal Garden Area. Stairs from the Entrance to First Floor Landing. Lounge/Diner a generous sized room, L shape with zone area for dining, Juliette Balcony and window with view over gardens. Separate Kitchen with front aspect view. Range of fitted storage cupboards, built in 5 burner gas hob

and double oven, extractor hood over, built in fridge and freezer, space and plumbing for dishwasher. Stairs from the First Floor Landing to to Second Floor Landing, door to impressive top floor main bedroom, spacious room with range of built in wardrobes. En-Suite Bathroom, paneled bath with built in shower over, low level w.c. wash hand basin with vanity cupboards under. part tiled, Velux window. Outside there is an allocated parking space at the front adjoining the property. At the rear is a paved patio bordered by mature shrubs. Access to the main communal grounds which are well kept, walk way to the side of the development which leads to the banks of the river Stour with its superb views and countryside walks.

### Tenure

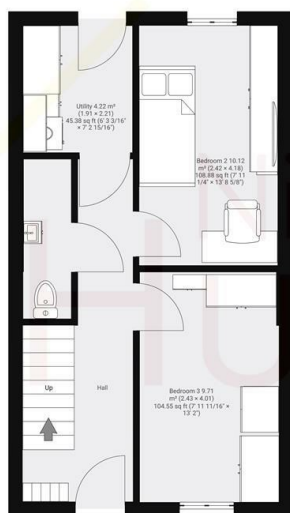
Freehold

Council Tax Band D

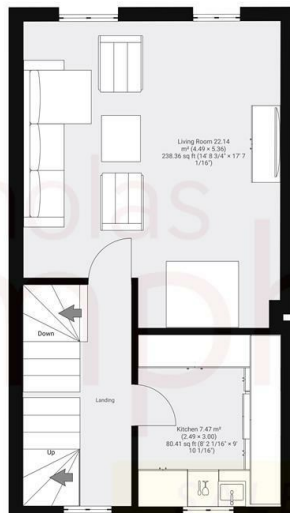
Maintenance £330 per annum, gardening of the communal areas.



▼ Ground Floor



▼ 1st Floor



▼ 2nd Floor



This floorplan is provided solely for illustrative purposes. All dimensions and measurements are approximate, and actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective purchasers or tenants are advised to independently verify all measurements before making any decisions. Please note that this floorplan is the exclusive property of Nicholas Humphrey Wimborne and must not be reused without explicit written consent.



#### Energy Efficiency Rating

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

## Viewings

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