



## 2 Stirrup Close, Wimborne, BH21 2UQ

£1,400 Per Month Deposit £1,615

- Three Bedroom Apartment
- Newly Decorated Throughout
- Garage and Visitors Parking
- Own Garden Area
- Gas Central Heating
- EPC Rating C
- Private Entrance
- Double Glazed

## 2 Stirrup Close, Wimborne BH21 2UQ

A light an airy three bedroom purpose built first floor apartment presented in immaculate condition throughout. The apartment is newly decorated and carpeted and is ready to move into. With the added benefit of own garden and private entrance the property is perfect for a couple or family. Situated in a quiet and popular location, close to good local schools and easy access to Wimborne Town Centre



Council Tax Band: C



## Property Details

### Area

Colehill is a sought after location on the edge of the popular market town of Wimborne. Within the catchment of good quality first and middle schools, the area is always popular with families. Easy access to Bournemouth, Poole and London via the A31 leading onto the M27/M3 to London. Excellent walking, riding and cycling can be enjoyed in The New Forest National Park which is on the door step.

### Description

Accommodation Comprises, Front door via paved pathway to Entrance Porch, built in storage cupboard, space for coats etc, inner door to Entrance Hall and stairs to First floor Landing, two large built in storage cupboards, one housing combi hot water boiler, which is only a couple of years old, hatch to well insulated loft space. Lounge, a good size room, window to rear, serving hatch to Kitchen/Diner, range of work surfaces with fitted storage cupboards, built in oven, hob and extractor, space for further appliances, part tiled, window to front, space for dining table. Bedroom One, spacious double, double aspect, making it a light bright room, built in

wardrobe/storage. Bedroom Two, double room, window to front. Bedroom Three, Large single, window to rear. Bathroom, paneled bath with shower attachment over, glazed screen, wash hand basin, fully tiled, space for a w.c. if required, window to front. Separate W.C. low level w.c, part tiled, window to front. Outside, the apartment has the benefit of own garden area, fully enclosed, easy maintenance being part decked and paved. Garage nearby with ample visitors parking to the front.

Rent: £1400.00

Deposit: £1615

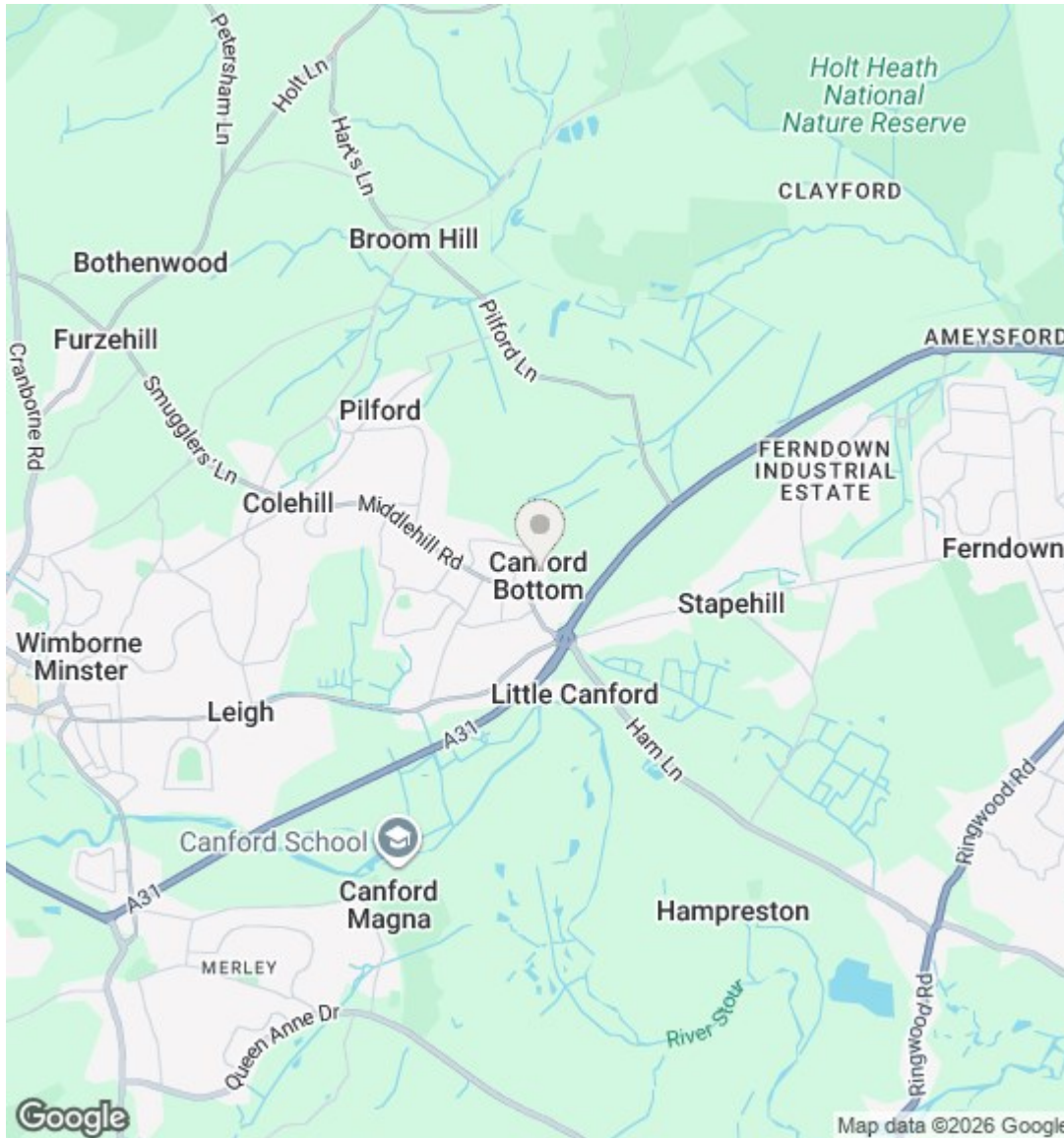
EPC: C

Council Tax: C

"The photos used in this marketing material are to be used for indicative purposes only as they may not be a recent representation of the property décor, appearance, contents or condition. A physical viewing of the property must be carried out prior to application."



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	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	

## Viewings

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