

EDWARDS
ESTATE AGENTS



BILLET GARDENS
WIMBORNE, BH21 2GN



GUIDE PRICE £305,000

- Remainder of the 10 year warranty
- Popular Quarter Jack Park Development
- Terraced house
- 2 double bedrooms
- Private rear garden
- 2 allocated parking spaces
- EV charging
- Close to beautiful riverside & country walks
- Approximately 1 mile from Wimborne town centre

This lovely two bedroom home was constructed just two years ago and is on the popular Quarter Jack park development in Wimborne, with beautiful riverside walks, sports facilities and transport links close by.



Downstairs, this home includes an entrance lobby, downstairs cloakroom with WC and hand wash basin and a large open plan kitchen/living room. The kitchen includes an electric oven, gas hob, extractor hood, integrated fridge freezer, dishwasher and space for a washer dryer. There are patio doors to the private and secluded rear garden, which includes a lawn, small patio, shed and rear access.

Upstairs, there are two double bedrooms and a family bathroom, with bath, WC and hand wash basin.

There is a gas fired combi boiler, which has been serviced annually, as well as solar panels. There is an electric car charging point on the driveway, with parking for two cars.

Additional Information

Energy Performance Rating: B

Council Tax Band: C

Tenure: Freehold with common manages areas

Common Managed Areas Charges: £207.05 from 01/06 /25 – 31/06/26

Agents Note: This is a new build development where the developers are still building a second phase and sporting facility

Restrictive Covenants: Yes

Flood Risk: Low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: 2 allocated parking spaces

Utilities: Mains electricity, mains gas, mains water

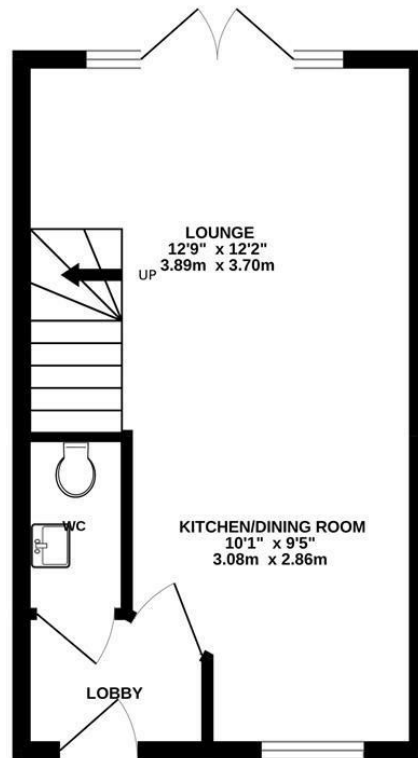
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

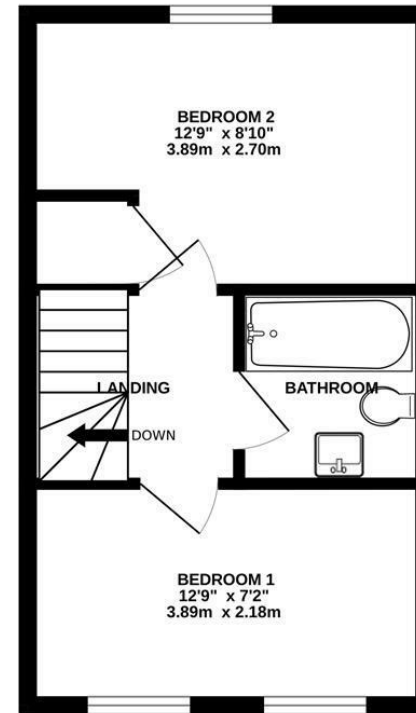
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ferndown Office

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