

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS

Shortcut to  
Wimborne  
Town Centre

INGRAM WALK

WIMBORNE MINSTER, BH21 1RE



# GUIDE PRICE £320,000

This three bedroom semi detached home is perfectly positioned in a quiet modern enclave of houses and within walking distance of WIMBORNE TOWN CENTRE, beautiful RIVERSIDE WALKS and benefits from a private pedestrian access onto Grenville Road, providing even closer access to bus routes and local convenience shops, and minimal foot fall near the property.

The front of the property is pedestrian access only, with one allocated parking space. The frontage includes a small gravel garden with side access to the rear garden.

The current owners have added water and drainage to the exterior cupboard at the front of the property, which they now use to house their washing machine and tumble dryer.

Once inside the property you are greeted into an entrance hall with a further storage cupboard under the stairs and a large downstairs WC.

To the left, the kitchen is fitted with a range of wall and base units, laminate worktop, integrated electric oven with gas hob and extractor over, with space for a dishwasher and fridge freezer.

To the rear of the property is a large living room with access to the rear garden and stairs to the first floor.

Upstairs, there are two double bedrooms, a single bedroom, family bathroom and airing cupboard.

The rear garden is currently accessed via double gates, paved with a car port over and used for further parking but is also a lovely private area to use as a garden, with a shed included.

## Additional Information

Agents Note: There is an optional gardeners fee for the communal areas

Energy Performance Rating: C

Council Tax Band: C

Tenure: Freehold

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

Conservation area: No

Listed building: No

Tree Preservation Order: ?

Parking: Communal car park allocated space & gated parking

Utilities: Mains electricity, mains gas, mains water

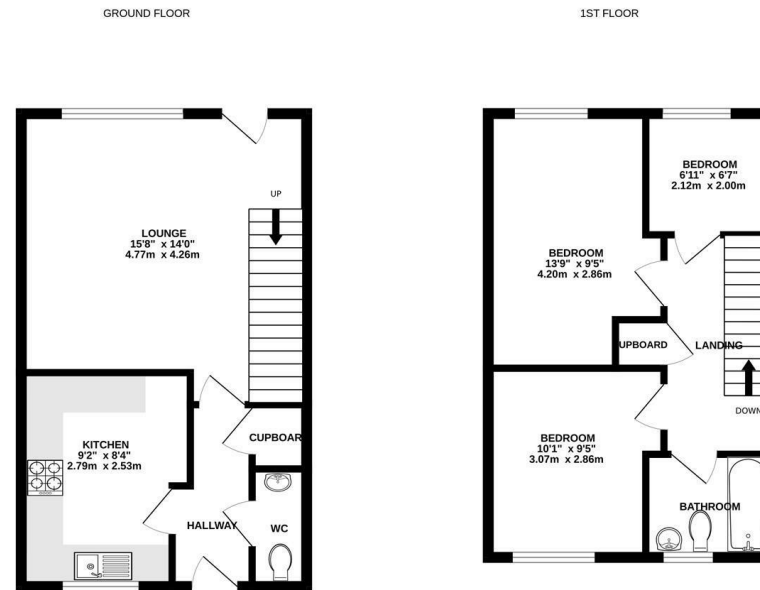
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



# Local expertise with powerful national marketing



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 operating or efficiency can be given.  
Made with Metreplan 12025

## Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595

**EDWARDS**  
ESTATE AGENTS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.