



Three Lions Close, Wimborne, BH21 1EP

Guide Price £395,000

A modern 3 bedroom town cottage located in a secure gated Close that is within a short walk of the Market Square

**Symonds
& Sampson**

ESTABLISHED 1858

Three Lions Close, Wimborne, BH21 1EP

Spacious living room
Master bedroom with ensuite
Private courtyard garden
Integral garage
Town centre access

Accommodation
Please see floor plan.

Viewing
Strictly by appointment.
Wimborne office on 01202 843190





The Property

A delightful 3 bedroom semi-detached town house privately located in a small gated development within a few hundred yards of Wimborne Square.

One of eight homes within the courtyard, this beautifully presented property was built by well-regarded local builder Harry J Palmer in 1999 and comprises a delightful modern home over two floors. The spacious living room is south facing and opens onto an enclosed courtyard garden. The master bedroom benefits from an ensuite shower room and there is a family bathroom serving the other two bedrooms. The integral garage has space for a tumble dryer and chest freezer. There is a very useful fully boarded loft space ideal for storage or as an occasional hobbies room.

Directions

Entering Wimborne from the B3078 over Julians Bridge, at the roundabout on Pye Corner turn left onto Victoria Road (signposted to Blandford). Take the first turn right into Three Lions Close where the property will be found at the far end.

Situation

The property is situated in a tucked away location within a secure gated courtyard and is perfectly placed for convenient access to all the amenities of Wimborne town centre. The town offers a range of retail facilities including a Waitrose store, an eclectic mix of cafes, bars and restaurants, and a selection of theatre, concert and cinema entertainment at the Tivoli theatre. The famous Wimborne Minster is within a few hundred yards of the property.

There is a bus service from Wimborne Square to the surrounding area.

Services

All main services at the property. Gas fired central heating.

Local Authority

East Dorset District Council

Outside

Accessed via secure wrought iron gates, from Victoria Road, Three Lions Close benefits from visitors' parking and the property itself has a parking space and integral garage with electronically operated door.

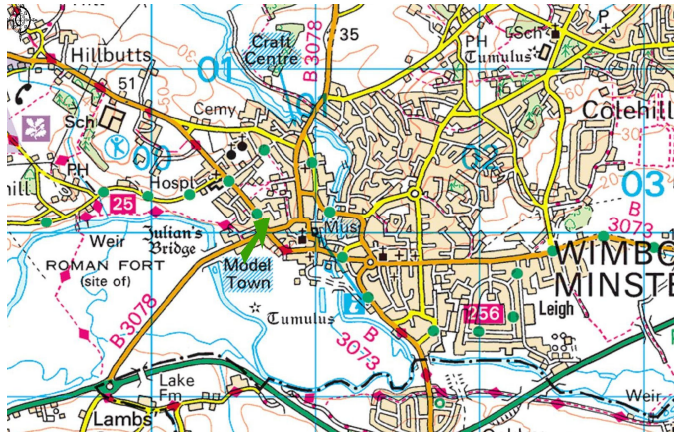
To the side of the house, there is a pedestrian gate with a passage along the side of the house to the rear courtyard garden.

This delightful private area is south facing and flagstone paved providing a wonderfully sheltered haven for al fresco dining and relaxation with French doors opening from the living room.

Notes

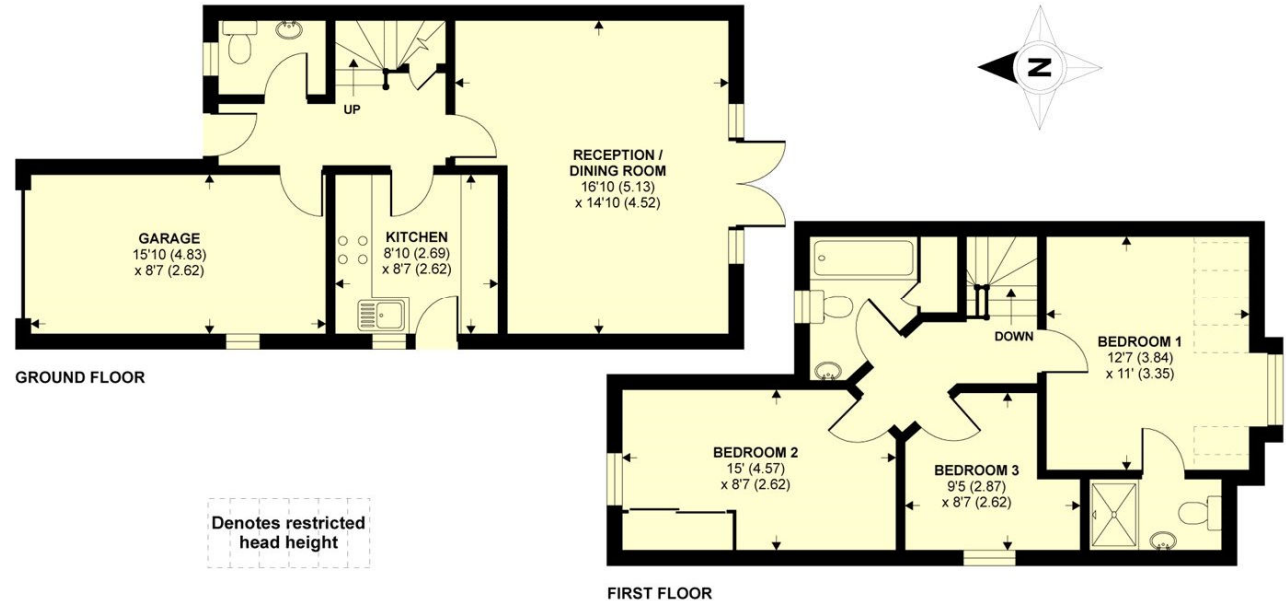
There is a Residents' Association which manages the maintenance of the communal parts of the courtyard and the maintenance charge is currently £150 per annum.

JMO/28/03/2017



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APPROX. GROSS INTERNAL FLOOR AREA 1022 SQ FT 95 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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01202 843190

Symonds & Sampson LLP
5 West Street, Wimborne, Dorset, BH21 1JN

wimborne@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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