



2 QUARTERJACK MEWS, 11 EAST STREET, WIMBORNE, DORSET, BH21 1DS
£250,000 SHARE OF FREEHOLD

A SPACIOUS 2 OR 3 BEDROOM CHARACTER MAISONETTE OFFERING FLEXIBLE ACCOMMODATION AND ALLOCATED PARKING, IN THE HEART OF WIMBORNE TOWN CENTRE.

SUMMARY:

Arranged over first and second floors and offering flexibility as to how the rooms are used, this attractive home is set off a cobbled courtyard accessed from East Street, amongst both private properties and local shops. Restaurants, bars, cafes and an excellent range of retail outlets are all close at hand.

AT A GLANCE

- Flexible 2/3 bedroom accommodation
- Living room & bedroom 3/dining room
- Kitchen & Utility Room
- 2 second floor double rooms
- Allocated parking space
- Many character features



DESCRIPTION:

A spacious 2 or 3 bedroom character maisonette offering flexible accommodation and allocated parking, in the heart of Wimborne town centre.

Arranged over first and second floors and offering flexibility as to how the rooms are used, this attractive home is set off a cobbled courtyard accessed from East Street, amongst both private properties and local shops. Restaurants, bars, cafes and an excellent range of retail outlets are all close at hand.

A door from the courtyard leads to a communal entrance hall, from which stairs lead to the first floor landing. The front door to 2 Quarterjack Mews gives access to an entrance hall, off of which is a large inner hall with period features including wide doorways and wood panelling.

There is a galley kitchen with fitted oven and hob, and space for fridge-freezer and dishwasher. At the end a door leads through to a utility room which has space for washing machine and tumble dryer.



The living room has a feature tiled fireplace, fitted alcove storage and shelving, a beamed ceiling and shuttered sash windows. The second reception room on this level is currently used as bedroom 3 and has a sash window and storage cupboards at either side of a small fireplace.

The bathroom comprises bath with shower over, WC and sink set in a fitted wooden unit. From the inner hall, an attractive staircase leads up to the second floor, where there are 2 connected double bedrooms. The first has a beamed ceiling, fitted cupboards and a dormer window, and leads to the second room which has a beamed ceiling and a dormer window.

There is an allocated parking space in the private car park at the rear of the building.

Tenure: Share of Freehold. Head Lease: 960 years remaining. Ground Rent: £1 per annum. The owners of the 3 properties in Quarterjack Mews each pay a 33% share of annual buildings insurance, and any maintenance required on an 'as and when' basis.

LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

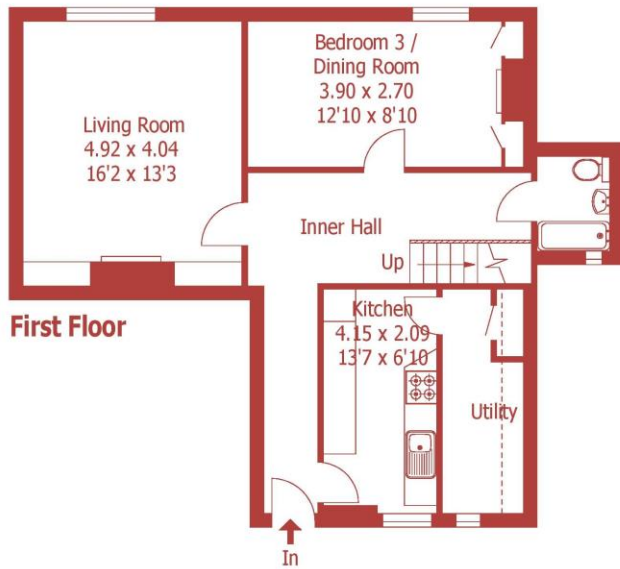
COUNCIL TAX: Band B

DIRECTIONS:

From our office at the junction of Park Lane and East Street, proceed up East Street and over the river bridge. The entrance to Quarterjack Mews is between CC of Wimborne and Jim's Cheesecake. On entering the courtyard, the door to the maisonette can be found on the right hand side.



Approximate Gross Internal Area :- 100 sq m / 1082 sq ft



Second Floor

For identification purposes only, not to scale, do not scale
 Drawn using existing drawings and dimensions



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

