



25 NEWMANS CLOSE, WIMBORNE, DORSET, BH21 1XA  
£365,000 FREEHOLD

## A MODERN 3 BEDROOM TOWN HOUSE FOR SALE WITH NO FORWARD CHAIN, SET ON A SMALL DEVELOPMENT ON THE BANKS OF THE RIVER STOUR, LESS THAN A MILE FROM WIMBORNE TOWN CENTRE.

### SUMMARY:

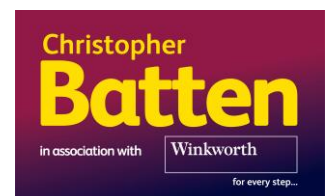
This attractive cluster of homes, arranged around central communal gardens, was built by Barratt Homes and enjoys immediate access to river walks towards Canford Magna. Many local facilities are within level walking distance, and local bus services are close at hand.

25 Newmans Close is arranged on 3 floors, and benefits from gas central heating and UPVC double glazing.

### AT A GLANCE

- Close to riverside walks
- Top floor principal suite with river view
- Ground floor shower room, utility, shower room & 2 bedrooms
- Spacious first floor living room
- NO FORWARD CHAIN

Wimborne | 01202 841171 | [properties@christopherbatten.com](mailto:properties@christopherbatten.com)





**DESCRIPTION:** The ground floor comprises a covered entrance porch, a reception hall, 2 double bedrooms, a shower room and a utility room (with sink, space for washing machine, cupboard housing the gas central heating boiler, and door to the communal garden.)

The first floor hall leads to a spacious, well proportioned living room (with casement door and Juliet balcony giving views of the River Stour.) The kitchen features white units, ample worktops, integrated fridge/freezer, space for dishwasher, and a feature range cooker with 5-burner gas hob with cooker hood above.

A further staircase leads to the second floor, where there is an airing cupboard with a pressurised hot water cylinder. The spacious principal bedroom has a dormer window with views of the River Stour, and an en suite bathroom including a shower above the bath.

The landscaped communal garden is well maintained, with lawns, box hedging, shrubs, trees, paved footpaths, and access to the river bank and walks. There is parking for residents and visitors.



Maintenance Charge: £330 per annum.

**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.

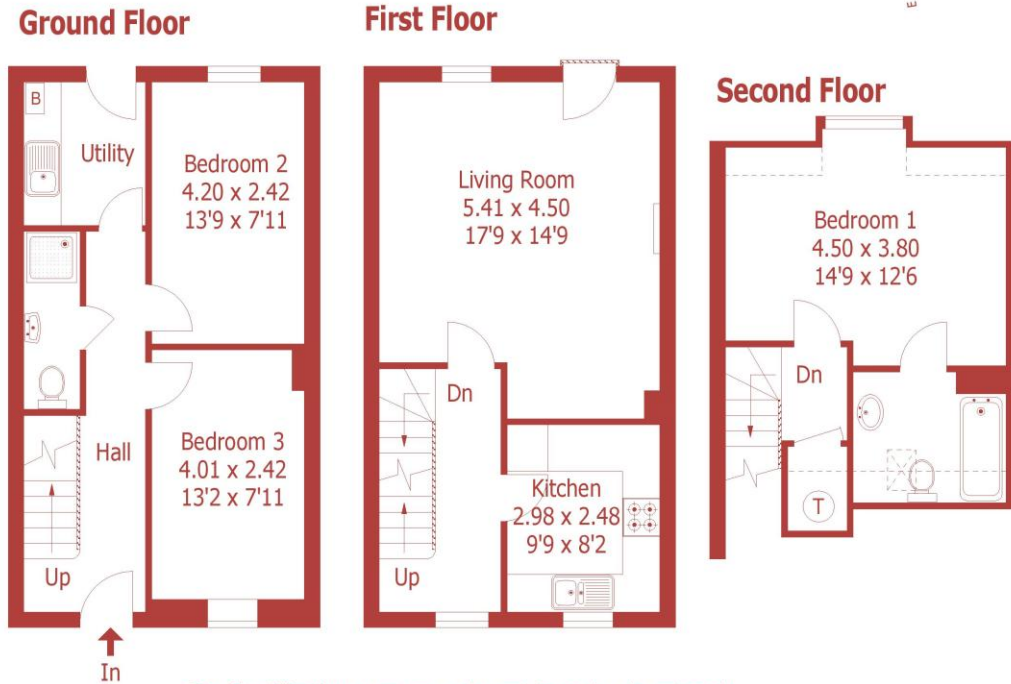
**COUNCIL TAX:** Band D

**DIRECTIONS:** From Wimborne town centre, proceed south along Poole Road. Just past the Coach & Horses pub, turn left into New Borough, which becomes Station Road. Turn left into Newmans Close.



## 25 Newmans Close, Wimborne

Approximate Gross Internal Area :- 102 sq m / 1099 sq ft



For identification purposes only, not to scale, do not scale



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		89
(81-91)	B		
(69-80)	C	79	
(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	

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