

32 Cuthbury Gardens
Wimborne BH21 1YB

Price **£ 145,000** Leasehold



A ONE DOUBLE BEDROOM FIRST FLOOR
APARTMENT SITUATED WITHIN CLOSE
PROXIMITY TO WIMBORNE TOWN.
BENEFITTING FROM OWN PRIVATE
ENTRANCE AND NO FORWARD CHAIN.



Total area: approx. 34.2 sq. metres (368.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

*** ENTRANCE HALLWAY**

*** STAIRS RISING TO FIRST FLOOR**

*** LOUNGE 15' 4" X 8' 9"**

*** KITCHEN 11' 4" X 6'**

*** DOUBLE BEDROOM 12' X 8' 7"**

*** FAMILY BATHROOM 6' 5" X 5' 9"**

*** DOUBLE GLAZED**

*** GARDEN**

*** ALLOCATED PARKING**





ABOUT THIS PROPERTY

Via the UPVC double glazed frosted front door gives access into the entrance hallway which has stairs rising to the first floor. The lounge/dining room has window to rear aspect, wall mounted electric fire and TV point. The kitchen has windows to side and rear aspect, wood effect flooring, range of wall and floor mounted cupboards, rolled top working surfaces, single sink with drainer and mixer tap and space for washing machine, cooker and tall fridge/freezer.

The double bedroom has window to side aspect and built in storage cupboard. The bathroom has frosted window to side aspect, part tiled walls, tiled flooring, low level flush WC, wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower attachment over.

The property also benefits from a garden and allocated parking.

DIRECTIONS:

From The Willett Arms Pub proceed down Oakley Hill and over the river along Poole Road. At the small roundabout take the 1st exit into Lewens Lane and then turn immediately left again into Park Lane and follow the one way system round to the right which becomes East Street. At the Minster Arms mini roundabout continue straight on into Victoria Road and Cuthbury Gardens is on your left hand side just before Wimborne's Victoria Hospital.

COUNCIL TAX: Band B East Dorset District Council.

VIEWING: Strictly by appointment through **HILLIER WILSON** on **(01202) 693388**.

Energy Performance Certificate

32, Cuthbury Gardens
WIMBORNE
BH21 1YB

Dwelling type: Top-floor flat
Date of assessment: 27 May 2011
Date of certificate: 27 May 2011
Reference number: 8106-4138-7729-4226-3593
Type of assessment: RdSAP, existing dwelling
Total floor area: 39 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales
EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	352 kWh/m ² per year	312 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.1 tonnes per year
Lighting	£38 per year	£23 per year
Heating	£302 per year	£261 per year
Hot water	£105 per year	£105 per year

You could save up to £56 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1208