



6 Willowborne Gardens

Winfrith Newburgh

DT2 8JR

Two bedroom mid-terrace house set in the grounds of a historic
home

Guide Price £265,000

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Set within this secluded development is this two bedroom mid-terraced property.

The entrance hall gives access to the kitchen with VIEWS to the front communal garden, cloakroom with wash basin and wc, and a good size sitting room with direct access to a PRIVATE garden and communal grounds.

Stairs lead to the first floor where you find TWO good sized double bedrooms both with rural outlooks and a bathroom comprising bath, wash basin and wc.

The landing benefits a built-in storage cupboard.



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LOCK-UP

&

LEAVE

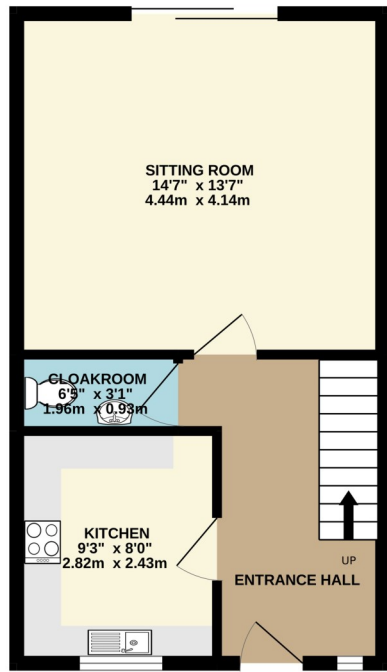


To the front there are communal gardens comprising FLOWER and shrub borders and a pathway giving access to No. 6.

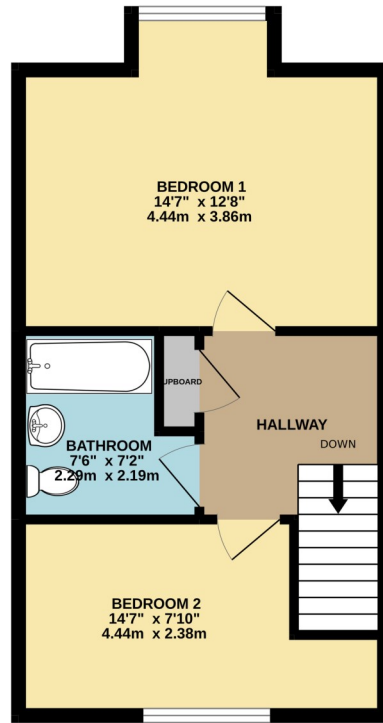
To the rear the property benefits a PRIVATE sunny secluded patio area accessed via doors from the sitting room. Also to the rear there are IMMACULATELY presented communal gardens with mature shrubs, trees and flower borders. There is a beautiful STREAM that gently flows across the entire plot. This is one of SEVEN leasehold properties nestled in this quiet corner, designated for those over 55.



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

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 operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 116 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

SECLUDED DEVELOPMENT

AGENT NOTE: The property is share of freehold, with 160 years remaining.

We have been advised that there is an annual service charge of £1000. There is an age restriction of over 55.

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

Viewing by appointment through:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. Dorset. BH19 1AF

01929 660000 info@alburyandhall.co.uk www.alburyandhall.co.uk

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