



74 WEST BOROUGH, WIMBORNE, DORSET, BH21 1NQ
£300,000 FREEHOLD

A CHARACTER 2 BEDROOM TERRACED PERIOD TOWN HOUSE RECENTLY REFURBISHED AND REWIRED, SITUATED WITHIN A SHORT, LEVEL WALK OF WIMBORNE SQUARE, SHOPS, BARS, RESTAURANTS AND THE TIVOLI THEATRE.

SUMMARY:

Fronting directly on to West Borough, within a conservation area, the property has gas central heating, some UPVC double glazing, and a small walled garden to the rear.

AT A GLANCE

- Character town house
- Recently refurbished and rewired
- Short, level walk of Wimborne Square
- Walled rear garden
- Open-fronted outbuilding



DESCRIPTION:

The front door leads into a sitting room with a double glazed bay window to the front. There is a separate dining room with a fitted dresser unit, a window to the rear and a door to the refitted kitchen comprising a range of cupboards, worktops, electric oven, induction hob with hood above, appliance space, and a double glazed door to the rear garden. From the dining room, stairs lead to the first floor landing. Bedroom 1 has fitted wardrobes and 2 windows to the front. Bedroom 2 has built-in wardrobes, an airing cupboard containing a Vaillant gas central heating boiler, and a window to the rear. The bathroom comprises bath, wash basin and WC.

The walled rear garden has a patio, shrub beds and an open-fronted outbuilding with a pitched roof and an adjacent garden store. There is a rear gated access off the integral horse passage.

Agents' Note: Planning permission has been obtained to replace the existing flat roof with a pitched roof.

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.

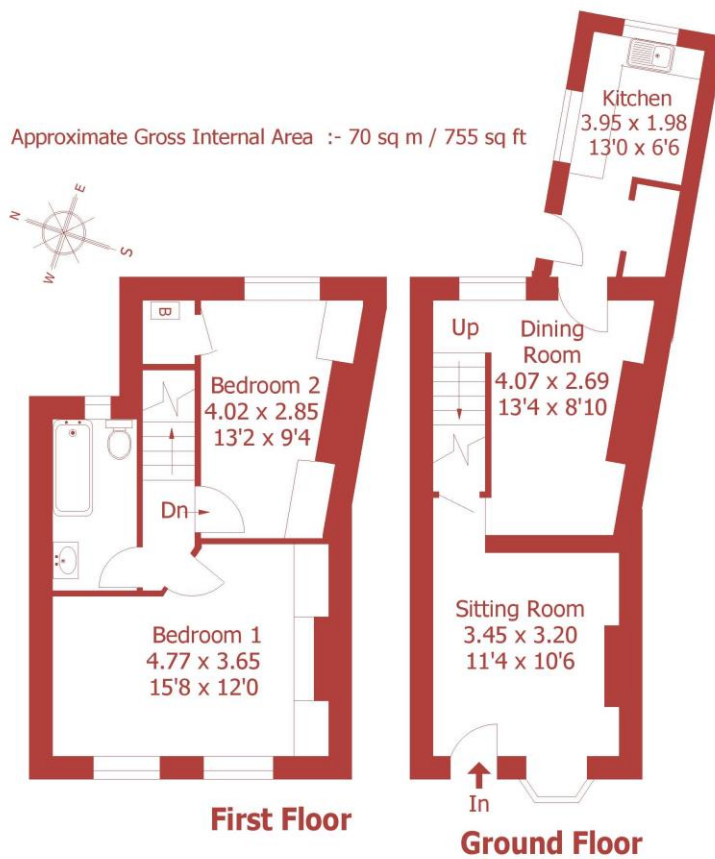
COUNCIL TAX:

Band C

DIRECTIONS:

From The Square, proceed along West Borough, passing The Tivoli Theatre on the left. Proceed past the left hand turning to School Lane, and the property can be found on the right hand side.





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			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(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 |

christopherbatten.co.uk

