



80 BARNES CRESCENT, WIMBORNE, DORSET, BH21 2AZ  
**£365,000 FREEHOLD**

## **A 3 BEDROOM SEMI-DETACHED HOUSE FOR SALE WITH NO FORWARD CHAIN, WITH A LARGE WESTERLY FACING REAR GARDEN AND POTENTIAL TO CREATE OFF ROAD PARKING.**

### **SUMMARY:**

The house benefits from gas central heating, UPVC double glazing (fitted in June 2024) and scope for extension, subject to planning consent. It is presented in good decorative order, with modern kitchen and bathroom, 2 reception rooms, and outdoor gardener's toilet.

### **AT A GLANCE**

- NO FORWARD CHAIN
- Large westerly facing rear garden
- Potential to create off road parking
- Scope for extension, STPP
- 2 reception rooms



## DESCRIPTION:

A covered entrance porch leads to a central reception hall with an under stairs cupboard. There is a lounge, and a separate, dual aspect dining room with open fireplace, and windows to front and rear.

The kitchen/breakfast room has modern units, wall mounted Worcester gas boiler, UPVC double glazed door to the rear garden, and space for cooker, washing machine and fridge-freezer.

From the hall, stairs lead to a first floor landing with loft access and airing cupboard. Bedroom 1 has fitted wardrobes, bedroom 2 has a built-in cupboard, and bedroom 3 has a delightful aspect onto the rear garden. The bathroom comprises bath (with shower attachment and glazed screen), WC, wash basin and towel radiator.

The property is set back from the road, with a large front lawn and a footpath to the front door. The garden extends to the side of the house and to the rear where it is westerly facing and adjoins Wimborne Rugby Ground. There is a large lawn, an integral gardener's toilet and a paved patio.



## LOCATION:

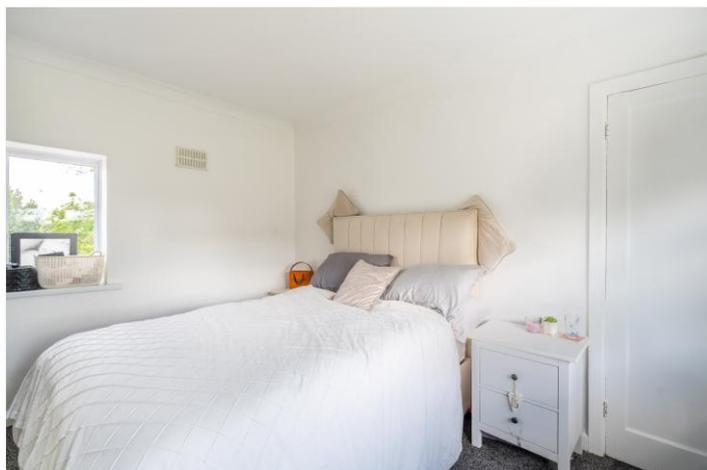
There is a convenience store nearby in Gordon Road, and easy access to Wimborne town centre. The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and 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.

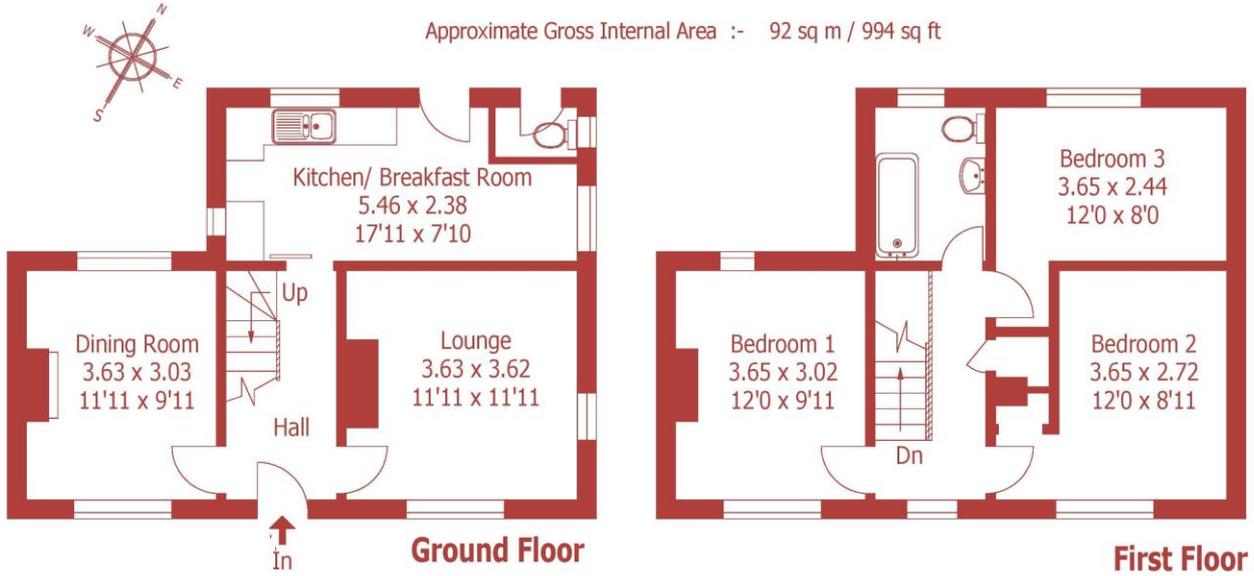
## COUNCIL TAX:

Band C

## DIRECTIONS:

From Wimborne town centre, proceed along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. At the next set of traffic lights, turn right into Gordon Road, passing the shop on the right. At the T-junction, turn left into Barnes Crescent and follow the road around to the far end. Number 80 can be found on the right hand side, just before the right hand turning to Churchill Road.





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

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