



24 NEW BOROUGH ROAD, WIMBORNE, DORSET, BH21 1RD
£395,000 FREEHOLD

A 3 BEDROOM SEMI-DETACHED VICTORIAN HOUSE CONVENIENTLY SITUATED WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

SUMMARY:

A 3 bedroom semi-detached Victorian house conveniently situated within level walking distance of Wimborne town centre, with a large attic on the second floor (accessible by a staircase from the first floor landing), off road parking, enclosed rear garden, and is offered for sale with NO FORWARD CHAIN.

AT A GLANCE

- - Marketed by Christopher Batten in association with Winkworth
- - Within level walking distance of the town centre
- - Off road parking
- - Many original features

Wimborne | 01202 841171 |





DESCRIPTION:

Traditionally built about 1890, the property has facing brick elevations, stone quoins and lintels, arch feature, and a feature bay window under a natural slate roof, with a tall brick chimney. It is connected to all mains services, with a mains gas heating system, UPVC double glazed windows throughout, and 12 solar panels generating an income and savings. The house has many original features including 2 open fireplaces, pine floorboards, and a quarry tiled floor to the hallway.

A feature archway leads into a porch with a ceramic tiled floor and UPVC double glazed front door to a long hallway. The hallway features an original quarry tiled floor, and useful understairs storage space. The living room has an attractive wrought iron Victorian fireplace (with stone surround and mantel), and a feature bay window. An archway leads through to the dining room with a wrought iron Victorian fireplace (with stone surround and mantel, and tiled hearth), and a feature exposed brick wall. The kitchen comprises a stainless steel sink, dresser, pine boarded floor, space for cooker and dishwasher, extractor unit, and an archway to a breakfast room/conservatory with a pine boarded floor, high polycarbonate roof, full height double glazed windows overlooking the garden, and door to outside. From the kitchen, an archway leads to a rear porch/utility with space for washing machine and fridge/freezer,



quarry tiled floor, and door to outside with a covered loggia. From the hallway, a straight staircase leads to the first floor split level landing. A spacious bathroom comprises an enclosed bath (with shower over), pedestal wash hand basin, pine floor, cupboard housing a wall mounted gas boiler, and separate WC. Bedroom 1 has a fitted cupboard and a wrought iron Victorian fireplace, bedroom 2 overlooks the rear garden with a wrought iron Victorian fireplace, and bedroom 3 is a good sized single bedroom. From the upper landing, a straight staircase leads to the second floor landing which has an ideal study area and Velux rooflight leads to an attic with a Velux rooflight and pine boarded floor.

The front garden is largely laid to shingle with established shrubs, and off road parking. The rear is enclosed by brick walling and close boarded panel fencing, which is laid to grass with established trees, and paved terrace area.

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:

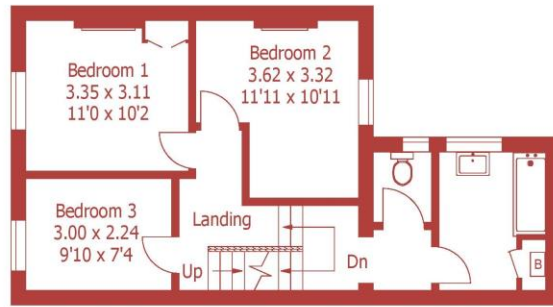
Band C

DIRECTIONS:

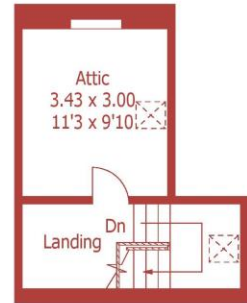
From Wimborne, proceed along Poole Road, taking the second turning on the left, immediately after the Coach & Horses pub, into New Borough. Number 24 can be found a short distance along on the left hand side, after the turning into Avenue Road.



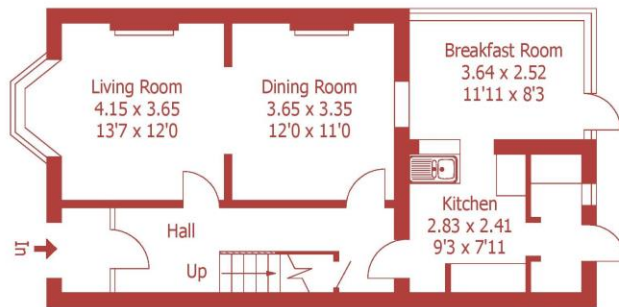
Approximate Gross Internal Area :- 125 sq m / 1351 sq ft



First Floor



Second Floor



Ground Floor

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	
A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	64
E (39-54)	55
F (21-38)	
G (1-20)	
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.

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