



29 CUTHBURY GARDENS, WIMBORNE, DORSET, BH21 1YA
£297,500 FREEHOLD

A BEAUTIFULLY REFURBISHED 2 BEDROOM END OF TERRACE HOUSE WITH A SOUTH FACING LOW MAINTENANCE GARDEN, IN A QUIET RESIDENTIAL CUL-DE-SAC CLOSE TO LOVELY RIVERSIDE WALKS AND LESS THAN HALF A MILE FROM WIMBORNE SQUARE.

SUMMARY:

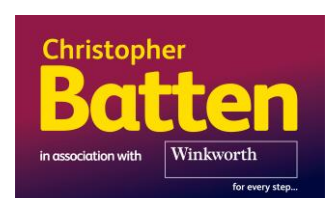
For sale with NO FORWARD CHAIN, the property has an allocated parking space adjacent to its garden, and has recently undergone a programme of re-decoration and refurbishment including new flooring, carpets and radiators throughout, new door handles, and a new hob and oven.

It benefits from electric heating, UPVC double glazing and a delightful courtyard garden.

AT A GLANCE

- Living room & rear conservatory
- Modern kitchen & bathroom
- South facing, low maintenance south facing garden
- Allocated parking space
- NO FORWARD CHAIN

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DESCRIPTION: A covered entrance way (with an integral storage cupboard) leads to a reception hall with a range of fitted cupboards containing hanging space and shelving.

The modern fitted kitchen features worktops, base and wall units, Amica electric ceramic hob, Amica electric oven, space for an upright fridge-freezer, and space and plumbing for a washing machine.

The lounge/dining room features a decorative brick fireplace surround with electric fire, and a double glazed casement door to a rear conservatory which has double glazed French doors to the garden.

From the lounge/dining room, a spiral staircase leads to the first floor landing. There are two bedrooms, one with a rear aspect, and one with an airing cupboard (with a newly fitted immersion heater and elements), a double wardrobe, a loft access, and an attractive aspect onto a central quadrangle garden.

The modern bathroom comprises WC, wash basin, bath (with electric shower and screen over), medicine cabinet, and towel radiator.



The front garden has been landscaped for ease of maintenance with an artificial lawn, a flower bed and an outside water tap. The south facing garden has also been attractively paved, with gravel edging. It is nicely enclosed by timber fencing, and a side gate provides access to the allocated parking space which is immediately adjacent to the garden.

LOCATION:

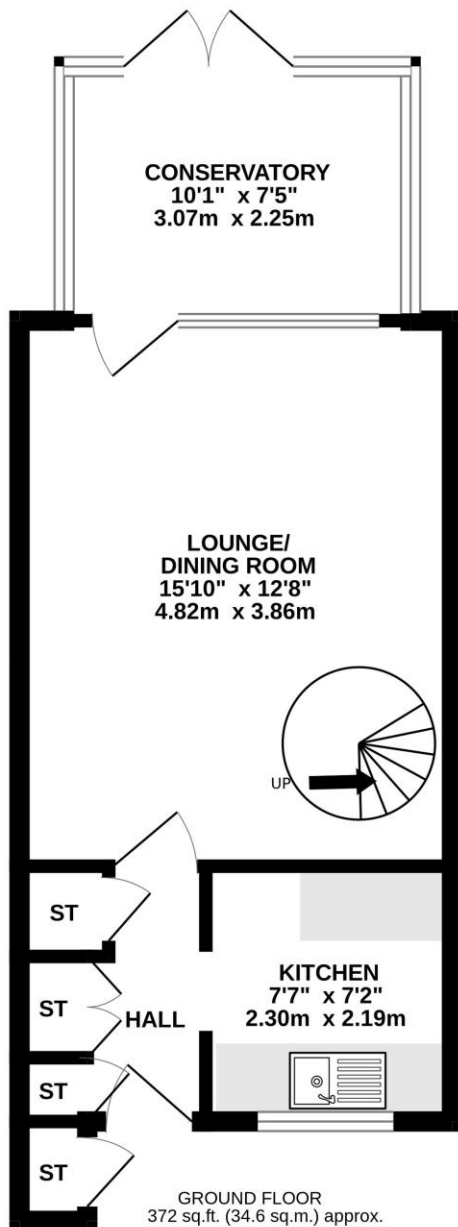
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools 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:

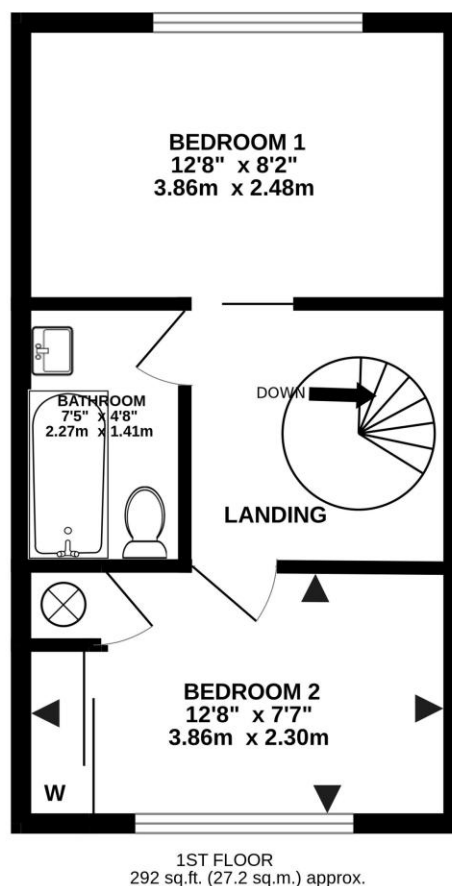
From Wimborne town centre, proceed up King Street, passing the Model Town on the left. At the Pye Corner roundabout, take the second exit into Victoria Road towards Blandford, passing Redcotts Park on the right hand side. Turn left into Cuthbury Gardens. At the T-junction, turn right, and number 29 is in a mews style setting, looking onto a quadrangle on the right hand side.





TOTAL FLOOR AREA : 665 sq.ft. (61.7 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		
81-91	B		91 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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