



11 STATION ROAD, WIMBORNE, DORSET, BH21 1RG  
**£375,000 FREEHOLD**

## **A DECEPTIVELY SPACIOUS 4 BEDROOM VICTORIAN TERRACED HOUSE WITH A SOUTH FACING COURTYARD GARDEN, AND A GARAGE LOCATED NEARBY IN POOLE ROAD, FOR SALE WITH NO FORWARD CHAIN.**

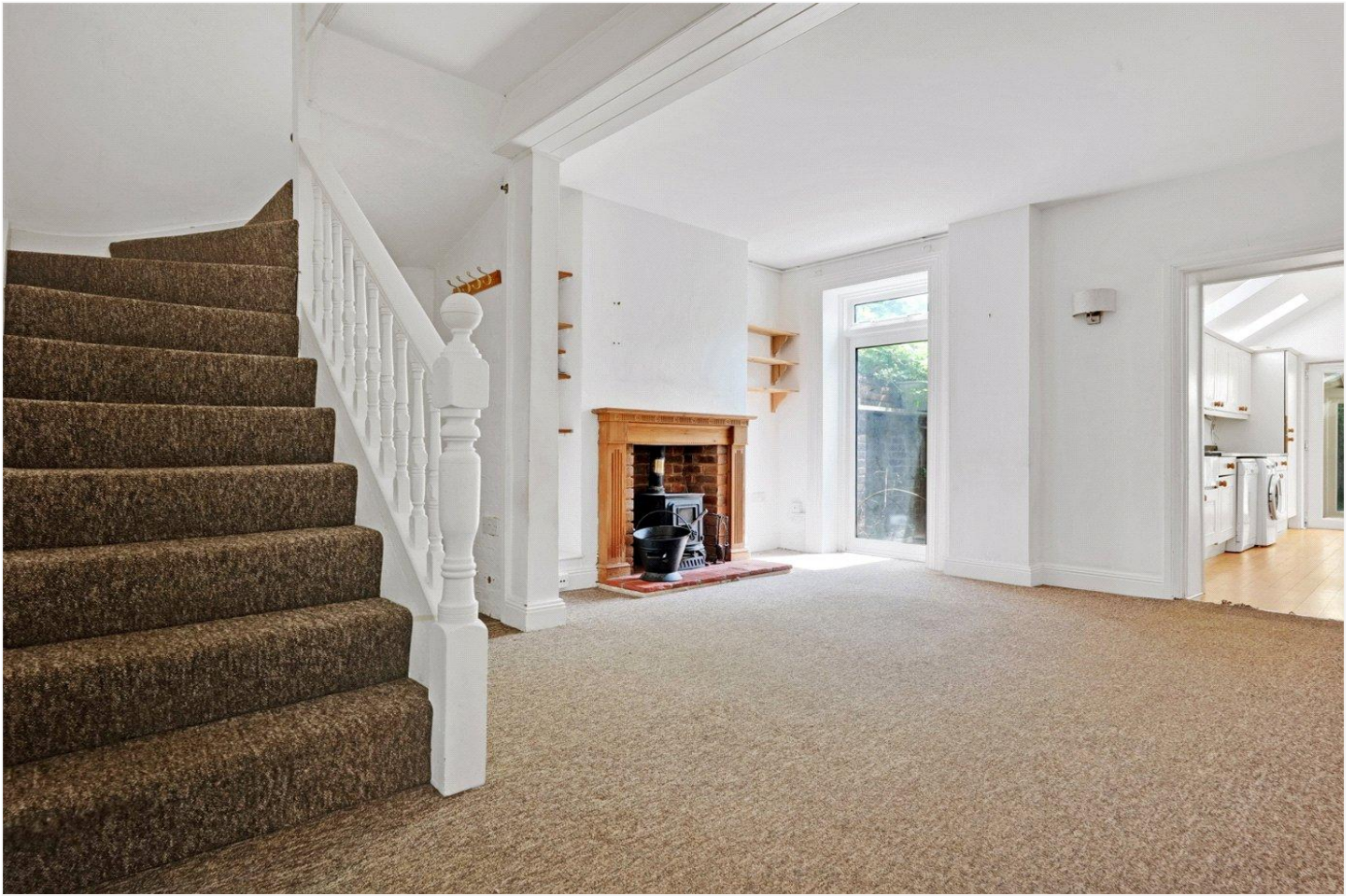
### **SUMMARY:**

Situated close to scenic riverside walks and within level walking distance of Wimborne town centre, the property's accommodation is arranged over 3 floors and includes 2 reception rooms, a modern kitchen, a rear conservatory and 2 bathrooms. It benefits from gas central heating and UPVC double glazing.

### **AT A GLANCE**

- NO FORWARD CHAIN
- Garage nearby in Poole Road
- South facing courtyard garden
- Within level walking distance of Wimborne town centre
- 2 reception room and rear conservatory





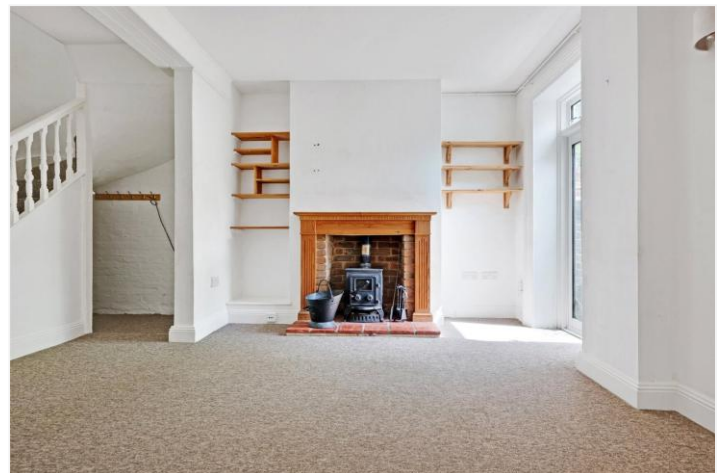
## DESCRIPTION:

The reception hall has a solid timber floor. The sitting room features an open fireplace, and the living room has a wood burner, an under stairs storage recess, and a door to the rear garden.

The kitchen includes modern units, granite worktops, timber floor, Belfast sink, Worcester gas central heating boiler, free standing Zanussi fridge-freezer and dishwasher, Bosch washing machine, Belling 6-burner range cooker and extractor. French doors give access to a conservatory with further double doors to the courtyard garden.

From the living room, an open plan staircase leads to the first floor landing, off of which are 2 bedrooms and a family bathroom (with shower bath, wash basin, WC and airing cupboard.) On the second floor there is a landing (with a loft access) giving access to 2 further bedrooms (with skylights) and a shower room (with shower, wash basin and WC.)

The front garden has a brick wall boundary with a pedestrian gate. The south facing walled courtyard is paved, with a timber shed, lighting, water tap and rear pedestrian gate. The garage is situated at the nearby Stour Walk flats in Poole Road, and known as number 1, at the end of the block of garages.





## LOCATION:

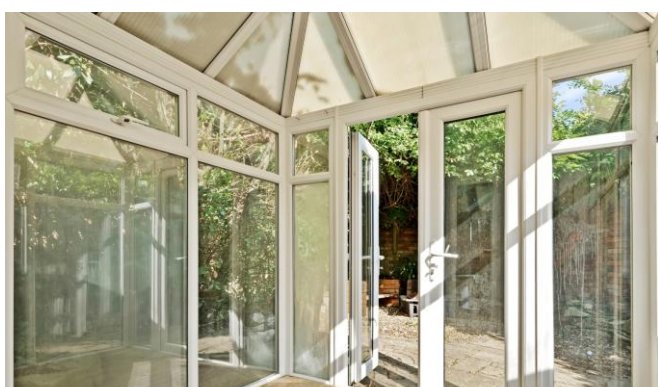
Station Road enjoys level access to scenic riverside walks and to Wimborne town centre. The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, 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.

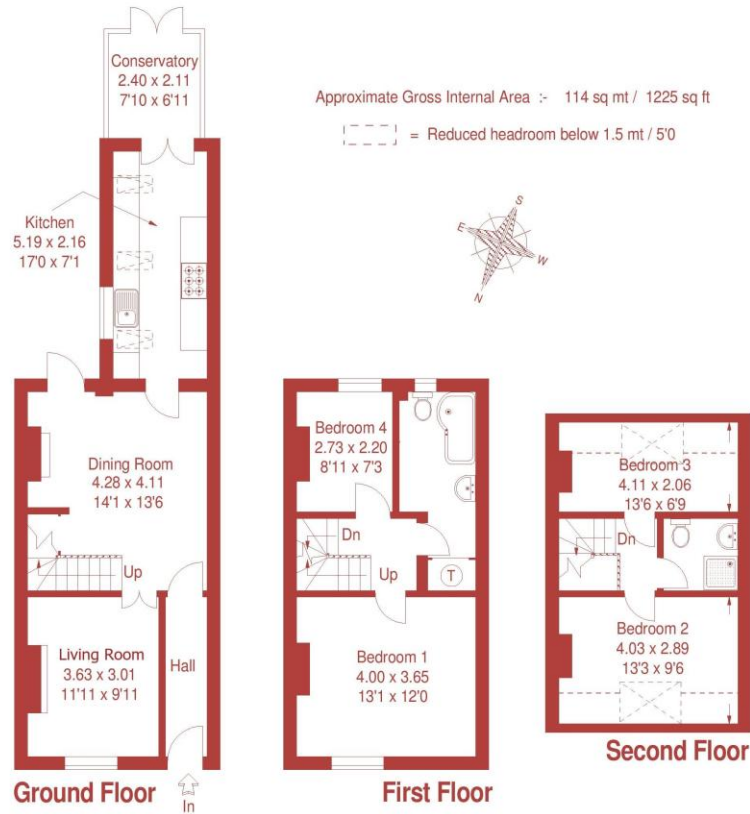
## COUNCIL TAX:

Band C

## DIRECTIONS:

From Wimborne town centre, proceed along Poole Road, passing the Coach & Horses pub on the left. Turn left into New Borough and follow the road around a right hand bend, after which it becomes Station Road. Number 11 can be found on the left 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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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