



35 GROVE ROAD, WIMBORNE, DORSET, BH21 1BN
£320,000 FREEHOLD

A CHARMING 2 BEDROOM VICTORIAN TERRACED HOUSE WITH A LARGE REAR GARDEN IN A POPULAR ROAD WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

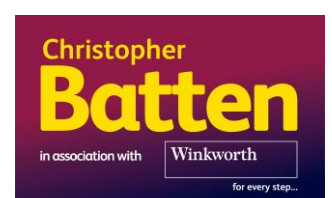
SUMMARY:

This delightful, character property offers deceptively spacious accommodation, with NO FORWARD CHAIN and benefits from gas central heating and double glazing.

AT A GLANCE

- 2 bedrooms & first floor bathroom
- Sitting, dining and breakfast rooms plus kitchen
- Large rear garden
- Level walk to town centre
- NO FORWARD CHAIN

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DESCRIPTION:

The front door opens into the sitting room where there is a brick open fireplace. An open archway leads through to a dining area with a useful under stairs study recess. The kitchen has units, worktops, slot-in electric cooker, and space and plumbing for dishwasher. A door leads to a rear breakfast room with a fitted laundry cupboard (with space and plumbing for washing machine) and a door to the rear garden .

From the dining area, an open plan staircase leads to the first floor landing, off of which are 2 bedrooms. Bedroom 1 has exposed timber floorboards and a Victorian cast iron fireplace. Off a lower landing (with airing and storage cupboards) there is a bathroom with bath, wash basin, WC and further cupboards.

The small front garden is bounded by a low brick wall. A pedestrian gate and footpath lead to the front door. The large, nicely enclosed rear affords a large degree of privacy, and is lawned, with an apple tree, established shrubs and a shed. There is a gate to the adjoining neighbours' garden, facilitating a right of way for rear access.



LOCATION:

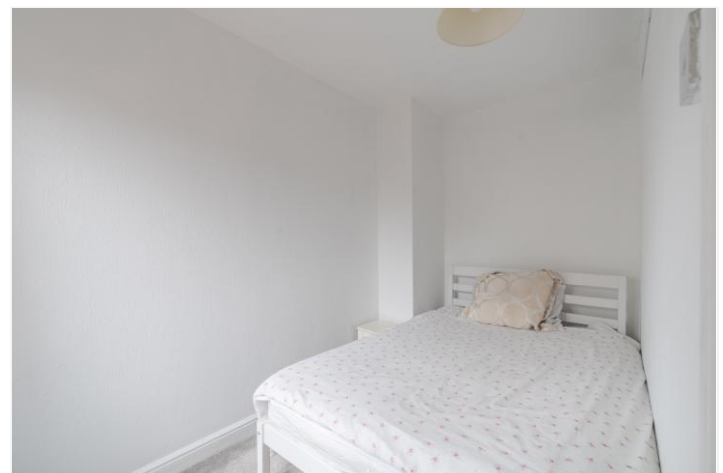
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools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

DIRECTIONS:

From the roundabout at the junction of Leigh Road, Poole Road and Lewens Lane, proceed east into Leigh Road and take the third turning on the right (at the convenience store) into Grove Road. Number 35 can be found on the left hand side.

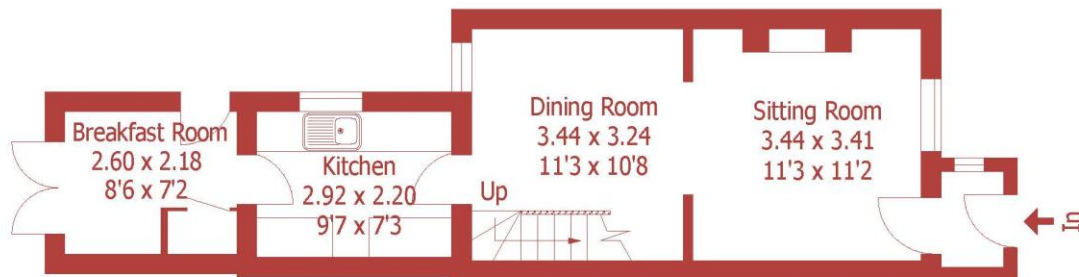




Approximate Gross Internal Area :- 69 sq m / 744 sq ft



First 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				
(92+)	63	75		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England & Wales				
EU Directive 2002/91/EC				
				

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