



18 Avenue Road  
Wimborne  
Dorset, BH21 1BT

A beautifully appointed, 2 double bedroom ground floor garden apartment benefitting from off road parking, a garage, and gardens to both front and rear, situated in one of Wimborne's most popular residential avenues, about a quarter of a mile's level walk from The Square and close to lovely river walks.

ASKING PRICE: £375,000

SHARE OF FREEHOLD



Christopher  
**Batten**

in association with

Winkworth



The apartment forms part of a substantial semi-detached Victorian house which was converted into ground and first apartments in 1984.

Occupied by the present owner since 2013, the property has been completely refurbished and restored to a high standard, with great attention to detail. It is presented in truly excellent order throughout, and, unusually for an apartment, is ideally suited to pet owners.

Traditionally built, the property has facing brick elevations under a modern concrete tiled roof. It is connected to all mains services, with gas central heating, and UPVC double glazed sash windows throughout.





There is a conservatory entrance with a Victorian style quarry tiled floor and a high, sloping double glazed glass roof.

An attractive Victorian style front door leads to an entrance hall featuring a wide oak boarded floor and a dado rail.) The delightful living room has an attractive bay window, cornicing, and a cast iron fireplace (with stone surround, marble hearth and inset electric fire.)



The spacious main bedroom has a comprehensive range of floor-to-ceiling, wall-to-wall wardrobes with 3 mirrored panels, and a sliding double glazed door to the front conservatory. Bedroom 2 (presently used as a bedroom/dining room) is also a spacious double room, with quality flooring, overlooking the rear garden.



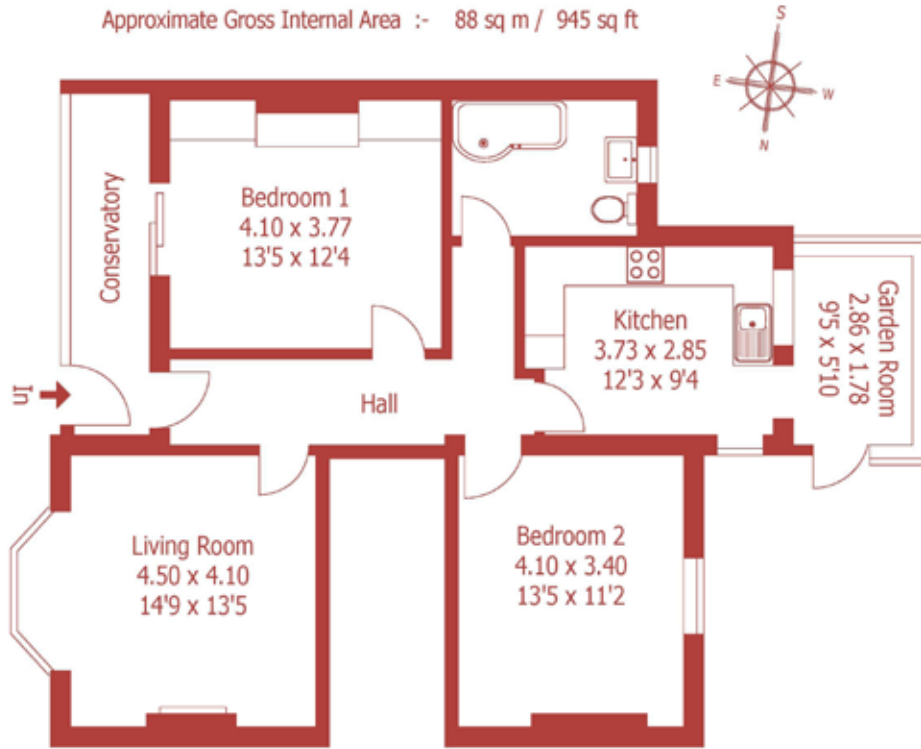
The bathroom comprises a modern shower bath (with mixer, shower and hand spray attachment), pedestal wash basin, WC and towel radiator.

There is a beautifully appointed, framed traditional Benchmark kitchen comprising an excellent range of units and work surfaces, ceramic sink, concealed lighting, Hotpoint electric cooker, 4-plate ceramic hob, extractor, integrated larder fridge and drawer freezer, Blomberg washing machine, space for table and chairs, downlighters, ceramic tiled floor, and feature full-height double glazed window (with fitted blinds.)

A walkway leads to a garden room with tall UPVC double glazed window panels, gently sloping double glazed roof, fitted sun blinds, and door to outside.



Approximate Gross Internal Area :- 88 sq m / 945 sq ft



For identification purposes only, not to scale, do not scale



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Outside, there is off road parking and a large, brick built single garage (with pitched roof, remote-control electric door, power and lighting.)

Professionally landscaped for ease of maintenance, the delightful, walled rear garden has an artificial lawn (with Victorian roll-top edgings), raised beds, and a step up to an Indian sandstone terrace. The front garden is enclosed by a low brick wall, with a wrought iron pedestrian gate, a paved pathway, box hedges, shrubs, and a small area of grass with a stone feature.

LEASE: 999 years from 2018.  
SHARE OF FREEHOLD. MAINTENANCE:  
Shared with the owners of the first floor flat.

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.

**DIRECTIONS:** From Wimborne town centre, proceed along Leigh Road and continue to the traffic lights at the junction with St Johns Hill. Turn right into Avenue Road, and number 18 can be found a short way along, on the right hand side.

**COUNCIL TAX:** Band C

**EPC RATING:** Band D



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