



8 ST CATHERINES, WIMBORNE, DORSET, BH21 1BE
£475,000 FREEHOLD

A BEAUTIFULLY PRESENTED 3 DOUBLE BEDROOM SEMI-DETACHED VICTORIAN TOWN HOUSE WITH A LONG, WEST FACING GARDEN, IN A POPULAR RESIDENTIAL ROAD WITHIN LEVEL WALKING DISTANCE OF WIMBORNE SQUARE AND CLOSE TO MANY AMENITIES.

SUMMARY:

The house is light, bright and spacious, featuring a superb, contemporary kitchen/breakfast/family room, and a charming separate sitting room. It benefits from gas central heating and UPVC double glazing.

DESCRIPTION:

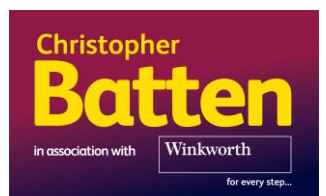
There is an entrance hall with a tiled floor, and a cosy sitting room with oak flooring, built-in cupboards and shelving, and a log burner style electric fire.

The kitchen features modern units, solid oak worktops, an island housing a sink with waste disposal, and integrated dishwasher, washing machine, double oven and fridge-freezer.

AT A GLANCE

- Contemporary kitchen/dining/family room
- Charming sitting room
- 3 spacious bedrooms & modern bathroom
- Parking space & long westerly facing rear garden
- Close to town centre amenities

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A door leads to the downstairs cloakroom (with WC and wash basin), and the kitchen opens up into a spacious breakfast/family area with a vaulted ceiling (with skylights). This attractive area has glazed French doors to the garden.

Stairs lead to the first floor landing which has an airing cupboard (housing the Worcester boiler) and a hatch to the boarded loft.

There are 3 spacious, light bedrooms, 2 of which have Victorian style fireplaces, and a modern bathroom with bath (with shower and screen over), WC, and vanity wash basin with cupboard below.

To the front there is parking space for 1 vehicle, a box hedge and mature climbing roses. The long, flat, west facing rear garden is enclosed by close boarded fencing and laid to lawn with a paved terrace, a side trades entrance, neat flower and shrub borders, established roses and a fig tree. At the end of the garden there is also a large cabin (with power).



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

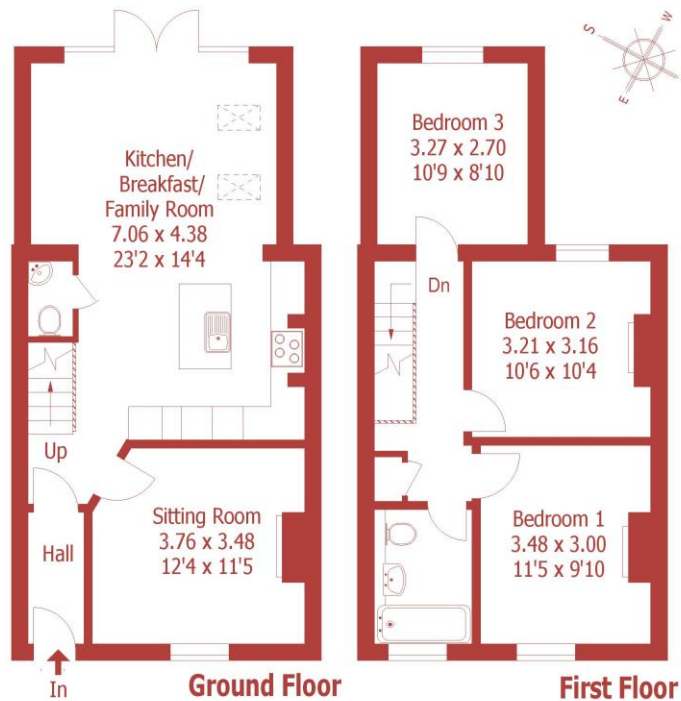
DIRECTIONS:

From the roundabout near the Quarterjack doctors' surgery in Wimborne, proceed into Poole Road. Turn left into Allen Road. At the T-junction, turn left into St Catherine's.



8 St Catherines, Wimborne

Approximate Gross Internal Area :- 93 sq m / 1001 sq ft



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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
73	C		
85	B		

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