



30 GROVE ROAD, WIMBORNE, DORSET, BH21 1BW
£450,000 FREEHOLD

A CHARMING 3 BEDROOM SEMI-DETACHED VICTORIAN COTTAGE WITH A PRIVATE, SOUTH FACING REAR GARDEN AND A STUDIO/HOME OFFICE, IN A CONVENIENT LOCATION AT THE EDGE OF WIMBORNE TOWN CENTRE, WITHIN WALKING DISTANCE OF SHOPS, RESTAURANTS AND OTHER AMENITIES.

SUMMARY:

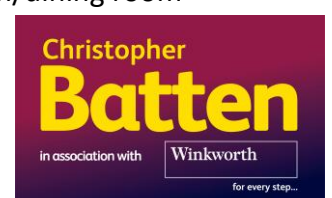
This well presented character property benefits from gas central heating, UPVC double glazed sash windows, a log burner, exposed timber floorboards, and a spacious open plan kitchen/dining room with French doors to a glazed gazebo ideal for al fresco dining.

An enclosed entrance porch opens into the sitting room which has exposed timber floorboards and a brick fireplace with a log burner. There is an under stairs cloakroom with WC and wash basin.

AT A GLANCE

- Private, south facing rear garden
- Studio/home office
- Walking distance of the town centre
- Well presented character home
- Spacious open plan kitchen/dining room

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DESCRIPTION:

The spacious, open plan kitchen/dining room features recessed lighting, exposed timber floorboards, a door to a side access, and UPVC double glazed French doors to the rear garden. The kitchen has an extensive range of units and worktops, space and plumbing for washing machine, Belfast sink, integrated dishwasher, Worcester gas central heating boiler, AEG electric hob, extractor, Bosch electric oven, space for an American style fridge-freezer.



From the dining area, stairs lead to the first floor landing. Bedroom 1 has a Victorian style fireplace with built-in wardrobes to either side. There is a family bath/shower room with a shower, slipper style bath, wash basin and WC. Bedroom 2 has exposed timbers. From the landing, a further staircase leads to the second floor where bedroom 3 has a skylight, access to eaves storage space, a built-in wardrobe and a window seat.

The front garden has a low brick boundary wall with a wrought iron gate leading to a footpath which extends to the side of the property and the kitchen door.



The nicely enclosed, private south westerly facing rear garden has a paved terrace (with a glazed gazebo for outside entertaining), a water tap, a lawn, a raised bed, and a large garden studio/office with power, lighting, air conditioning and an attached garden store).

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:

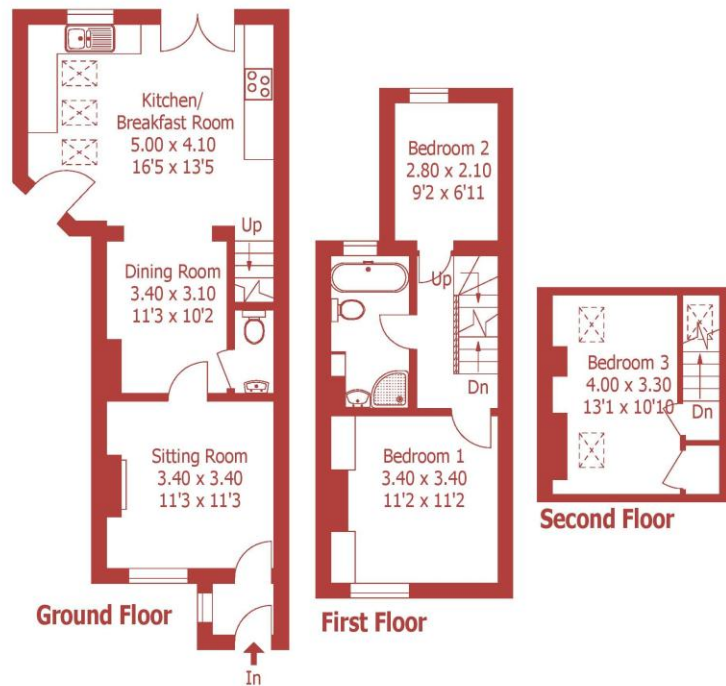
Band C

DIRECTIONS:

From the roundabout beside the Quarterjack doctors' surgery, proceed into Leigh Road. Take the third turning on the right into Grove Road, and number 30 can be found on the right hand side.



Approximate Gross Internal Area :- 85 sq m / 917 sq ft



For identification purposes only, not to scale, do not scale
Drawn using existing drawings and dimensions



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 | | 88 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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