



24 WHEATSHEAF ROAD, WIMBORNE, DORSET, BH21 4FU
£330,000 FREEHOLD

A BEAUTIFULLY PRESENTED 2 BEDROOM TERRACED HOUSE WITH 2 ALLOCATED PARKING SPACES, WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

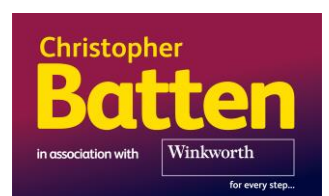
SUMMARY:

Built in 2023, number 24 is of the 'Chesterton' design on the new Bloor Homes development. This charming home is for sale with the remainder of its 10-year NHBC warranty, and our vendors are suited, STC. The house benefits from gas central heating and 6 photovoltaic solar panels.



AT A GLANCE

- Popular new development
- Level walk to town centre
- En suite shower room, bathroom & cloakroom
- Lounge & kitchen/dining room
- 2 allocated parking spaces





DESCRIPTION:

An entrance canopy and front door open into a welcoming entrance hall, providing access to a well proportioned lounge (with an under-stairs storage cupboard). The kitchen/breakfast room is fitted with a range of contemporary white units, incorporating a Neff induction hob with cooker hood, an electric oven, and space for a dishwasher and fridge/freezer. Double doors open onto the rear garden, offering an ideal space for outdoor dining and relaxation.



A separate utility area houses the gas boiler and provides space and plumbing for a washing machine. A door from the utility leads to the cloakroom, which is fitted with a WC and wash basin.

Stairs from the hall lead to the first floor landing. Bedroom 1, to the front, includes built-in over-stairs storage, while Bedroom 2 has a rear aspect and benefits from an en suite shower room (with shower, WC, and wash basin). There is also a family bathroom fitted with a white suite comprising bath (with shower attachment), WC, wash basin, and towel radiator.



There are 2 allocated parking spaces in front of the house, and the enclosed rear garden has a patio ideal for al fresco dining, a timber shed and a rear access gate.

SERVICE CHARGE: £275 per annum for maintenance of communal areas, payable to Trinity Estates.

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.

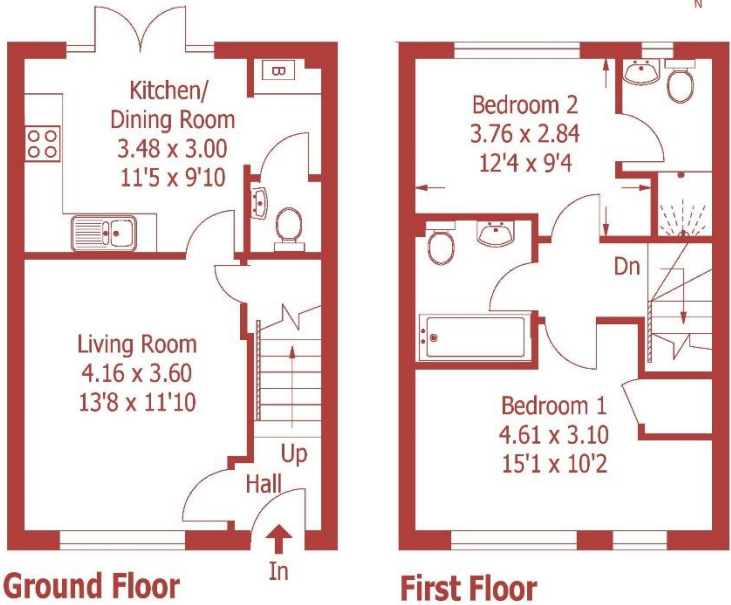
COUNCIL TAX: Band C

DIRECTIONS:

From The Square, proceed along West Borough, passing the Tivoli Theatre on the left. Continue ahead through 2 sets of traffic lights, and over Walford Bridge. On the edge of the town, turn left into Wheatsheaf Road. Take the first turning on the right, and then first right again, and the property can be found on the right.



Approximate Gross Internal Area :- 67 sq m / 718 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	101 A	102 A
81-91	B		
69-80	C		
55-68	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.