



8 STATION TERRACE, WIMBORNE, DORSET, BH21 1RF
£295,000 FREEHOLD

A CHARMING 2 BEDROOM VICTORIAN TERRACED COTTAGE AT THE EDGE OF WIMBORNE TOWN CENTRE.

SUMMARY:

Refurbished to a high standard and well maintained, this delightful property benefits from gas central heating, replacement UPVC double glazing, a Shaker style kitchen, a modern bathroom, and a walled rear garden with outbuildings. It is situated in a convenient location within level walking distance of Wimborne town centre.

AT A GLANCE

- - Charming living/dining room with multifuel fire
- - Ground floor cloakroom & first floor bathroom
- - Shaker style kitchen
- - Westerly facing rear garden



DESCRIPTION:

There is a spacious living/dining room (with engineered oak floor, brick fireplace with multifuel fire, and 2 built-in alcove cupboards) and a cloakroom (with WC and wash basin.) The kitchen has Shaker style units, solid oak worktops, inset ceramic sink, space and plumbing for washing machine, Worcester gas central heating boiler, gas hob, electric oven, space for upright fridge-freezer, and double glazed door to the garden,

On the first floor, bedroom 1 has a Victorian fireplace, shelved alcoves, and a retractable ladder to the part boarded loft space (with fitted light.) Bedroom 2 has 2 built-in wardrobes with cupboards above, and en suite bathroom (with bath (with Mira shower over), wash basin, WC and full height shelved cupboard.

There is no off road parking. The small front garden is arranged in a cottage style. The walled rear garden enjoys a westerly aspect and has a lawn, a paved patio, flower and shrub borders and brick built outbuildings providing garden storage.



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:

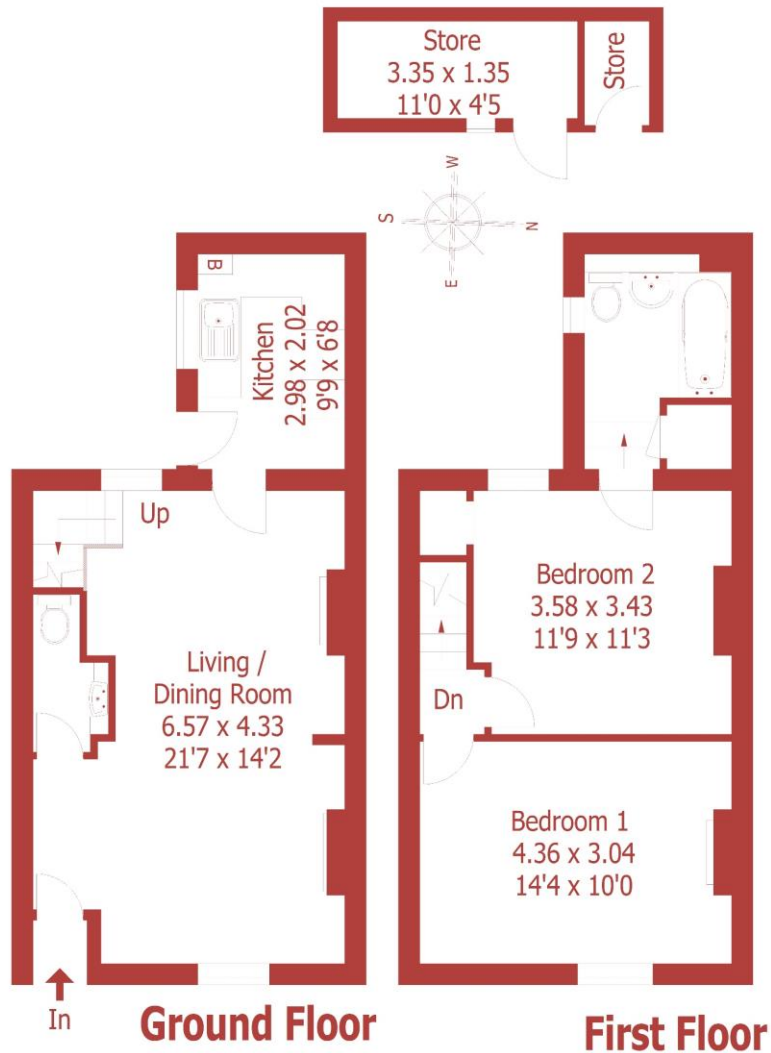
From Wimborne, proceed south along Poole Road. Just beyond the Coach & Horses pub, turn left into New Borough and follow the road around. Take the third turning on the left into Station Terrace, and the property can be found on the left hand side.



8 Station Terrace, Wimborne

Approximate Gross Internal Area :- 71 sq m / 764 sq ft

Garden Stores Approximate Gross Internal Area :- 6 sq m / 65 sq ft



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
A (91-100)	88
B (81-90)	
C (69-80)	69
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Not energy efficient - higher running costs.

England, Scotland & Wales

EU Directive 2002/91/EC

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