



25 LEIGH ROAD, WIMBORNE, DORSET, BH21 1AB  
£300,000 FREEHOLD

## A CHARMING 2 BEDROOM VICTORIAN TOWN HOUSE WITHIN A SHORT LEVEL WALK OF THE TOWN CENTRE WITH ITS WIDE RANGE OF AMENITIES, AND OFFERED FOR SALE WITH NO FORWARD CHAIN.

### SUMMARY:

The property benefits from a gas fired central heating system and some double glazing. This delightful Victorian cottage has a small walled garden, and has no off road parking.

### AT A GLANCE

- - Marketed by Christopher Batten Estate Agents
- - 2 bedrooms
- - Kitchen
- - Sitting room
- - Small walled rear garden



## DESCRIPTION:

A covered entrance way with a front door leads into the sitting room featuring a large picture window to the front elevation, exposed upright and centre beamed ceiling, understairs storage cupboard, and a shelved cupboard. The kitchen has a modern range of units, appliance space and plumbing for washing machine, slot-in cooker space, space for upright fridge/freezer, and a double glazed door to the rear courtyard garden. An open plan staircase leads from the sitting room to the first floor landing. Bedroom 1 has double wardrobes and 2 sealed unit double glazed sash windows to the front elevation, bedroom 2 has a built-in wardrobe, and an airing cupboard containing a Glow worm boiler, and the modern bathroom comprises a panelled bath (with wall mounted shower fitment and glazed screen), WC, wash hand basin, and access to loft space.

The property fronts directly onto Leigh Road, and there is a small, walled rear garden which is gravelled and affords a fair degree of privacy.





## 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:

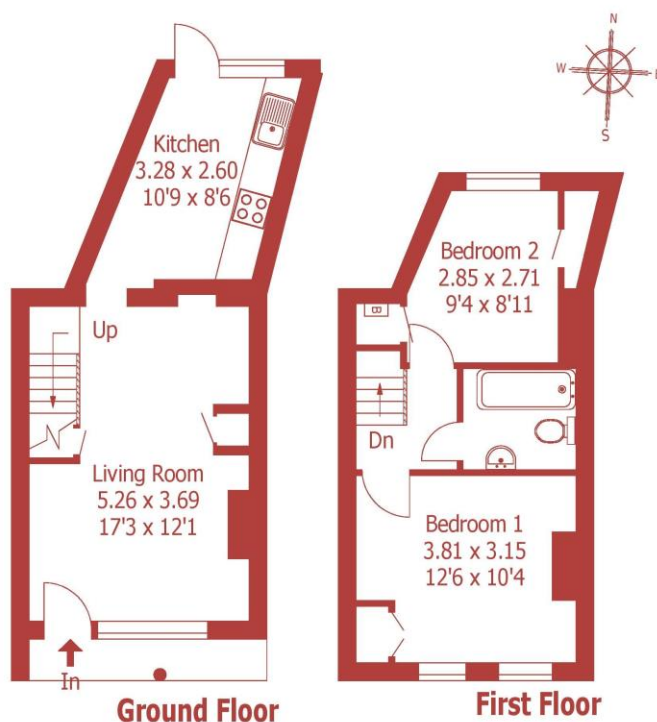
Band C

## DIRECTIONS:

On foot from our office at the junction of East Street and Park Lane, proceed down East Street, which becomes Leigh Road, and the property can be found on the left hand side, about 150 metres from our office, just before the Quarterjack doctors' surgery.



Approximate Gross Internal Area :- 57 sq m / 615 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)	65	79
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

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