



39 NEW BOROUGH ROAD, WIMBORNE, DORSET, BH21 1RB
£475,000 FREEHOLD

A DECEPTIVELY SPACIOUS 4 DOUBLE BEDROOM TOWN HOUSE ARRANGED OVER 3 FLOORS, IN A CONVENIENT TOWN CENTRE LOCATION, WITH A SOUTH FACING PATIO GARDEN.

SUMMARY:

The property is believed to have been built in 1824, in a regency style with high ceilings, and benefits from a feature vaulted ceiling to the kitchen, replacement UPVC double glazed sash style windows, gas central heating (boiler replaced approx 2 years ago), laminate flooring to the majority of the ground floor, solar panels on the roof which are owned by our clients which generates free electricity and eligible for a rebate, and is presented in good decorative order throughout. There is no off road parking.

AT A GLANCE

- Situated in a convenient town centre location
- South facing patio garden
- 4 double bedrooms
- Feature vaulted ceiling to the kitchen
- Presented in good decorative order throughout



DESCRIPTION:

An entrance door opens through to the reception hall with laminate flooring and understairs storage cupboards. The sitting room has a decorative fireplace with an inset gas fire, and there is a separate dining room with a walkway leading to the kitchen. The kitchen features a high vaulted ceiling with 3 skylights, and comprises a range of units, ample worktops, gas hob with cooker hood above, electric oven, integrated dishwasher, space for upright fridge/freezer, space and plumbing for washing machine, and a door leads out to the south facing rear garden.

From the reception hall, a staircase with turned spindles leads to a half landing and then onto the main landing. Bedroom 1 has a range of fitted bedroom furniture, airing cupboard containing a Glowworm boiler and pressurised hot water cylinder, and an en suite shower room with concealed low cistern WC, wash basin, and a ladder rack style radiator. Bedroom 2 has arched alcoves, and there is a spacious family bath/shower room comprising a shower cubicle, panelled bath, WC, pedestal wash hand basin, and a ladder rack style radiator.



From the main landing, a further staircase leads to the second floor galleried landing with access to roof space. Bedroom 3 is a large double bedroom with an en suite shower room comprising a shower cubicle, WC, pedestal wash hand basin, ladder rack style radiator, and a skylight. Bedroom 4 has an excellent range of full height book shelving.

Outside, the property fronts directly onto New Borough, with a rear gated access to the south facing patio garden which has been laid for ease of maintenance with an electrically operated awning, outside heater and a timber garden shed.

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.

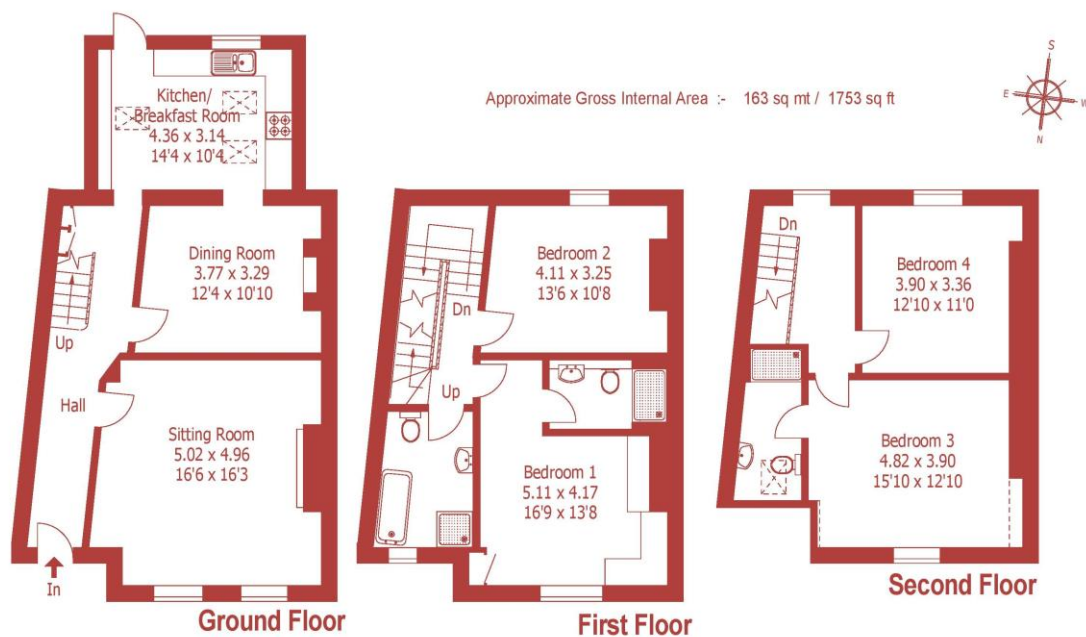
COUNCIL TAX:

Band D

DIRECTIONS:

From Wimborne town centre, proceed south along Poole Road, passing the Coach & Horses pub on the left. Turn left into New Borough, past the turning to Eden Grove, and number 39 can be found on the right hand side.





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	70 C	79 C
39-54	E		
21-38	F		
1-20	G		

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