



MINSTER GATE, 13 WHEATSHEAF ROAD, WIMBORNE, DORSET, BH21 4FX  
PRICE GUIDE: £325,000-£335,000 FREEHOLD

## A BEAUTIFULLY PRESENTED 2 BEDROOM TERRACED HOUSE WITH 2 ALLOCATED PARKING SPACE AND A SOUTH FACING REAR GARDEN, WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

### SUMMARY:

Built in 2021 to the 'Chesterton' design on the approach to the new Bloor Homes development, this charming home is for sale with the remainder of its 10-year NHBC warranty, and NO FORWARD CHAIN

### AT A GLANCE

- Lounge
- Contemporary kitchen/breakfast room with doors to the garden
- Ground floor cloakroom and utility area
- En suite shower room and family bathroom
- 2 parking spaces and south facing garden



## DESCRIPTION:

On purchasing the property, our client chose to upgrade the specification to include high quality carpets, Amtico flooring and a delightful kitchen/breakfast room integrated appliances and double doors to the garden. There is gas central heating and UPVC double glazing.

An entrance canopy and front door lead to an entrance hall, off of which is a lounge with an under stairs cupboard.

The kitchen/breakfast room has contemporary units, integrated fridge-freezer, Zanussi cooker hood, gas hob and electric oven, integrated dishwasher, and double doors to the rear garden. There is a utility area with Ideal gas combination boiler, and space and plumbing for washing machine, and a cloakroom (with WC and wash basin.)

Stairs from the hall lead to the first floor landing. Bedroom 1 has built-in wardrobes and bedroom 2 has an en suite shower room (with shower, WC and wash basin.) There is also a family bathroom with bath (with shower attachment), WC, wash basin, towel radiator and electric shaver point.



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

Agents' Note: Under Section 21 of the Estate Agency Act 1979, we are obliged to advise any prospective purchasers that the owner of this property is connected with Christopher Batten Estate Agents.

### 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.

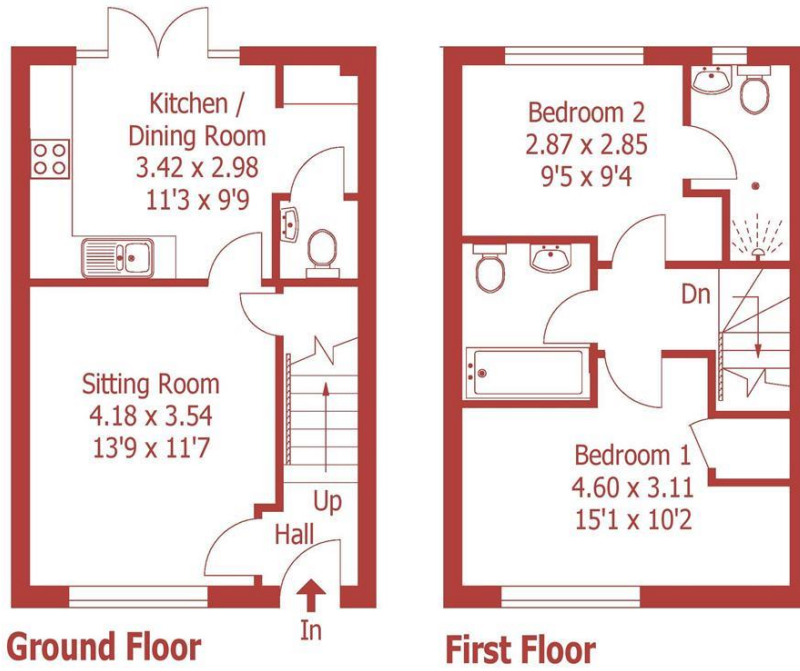
**COUNCIL TAX:** Band C

### 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, and the property can be found on the left.



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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-95)	97
B (81-90)	84
C (69-80)	
D (54-68)	
E (39-53)	
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.

Wimborne | 01202 841171 |

[christopherbatten.co.uk](http://christopherbatten.co.uk)

