

Christopher  
**Batten**



6 Station Road  
Wimborne, BH21 1RG  
**£370,000 Freehold**



A 4 bedroom Victorian terraced house offering spacious 3-storey accommodation and a south facing rear garden, in a convenient position within level walking distance of Wimborne town centre

Presented in good decorative order, the property has gas central heating and UPVC double glazing. It is set in an established residential area close to delightful riverside walks beside the Stour, and enjoys easy access to many town centre amenities. Bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo

Entrance lobby

Sitting room

Central hallway

Under stairs cupboard

Dining room

Built-in units

Rear porch

Door to outside

Kitchen

Units, worktops, gas hob, electric oven, space and plumbing for dishwasher, and door to the rear porch

Utility room

Space and plumbing for washing machine

Cloakroom

WC, wash basin and gas central heating boiler

First floor landing





**Bedroom 1**  
Built-in wardrobe

**Bedroom 2**

**Shower room**  
Re-fitted with shower, wash basin and WC

**Second floor landing**  
Access to roof space

**Bedroom 3**  
Access to eaves storage space

**Bedroom 4**

**Bathroom**  
Bath, wash basin, WC and towel radiator

**Outside**  
The front garden is bounded by a low brick wall with pedestrian gate to the front door. The nicely enclosed, south facing rear garden has a patio, a lawn, and rear access

**Directions**  
From Wimborne town centre, proceed south along Poole Road. After the Coach & Horses pub, turn left into New Borough and follow the road around into Station Road. The property can be found on the left hand side

**Council Tax**  
Band C



## Floor Plan



## Viewing

By prior arrangement through Christopher Batten

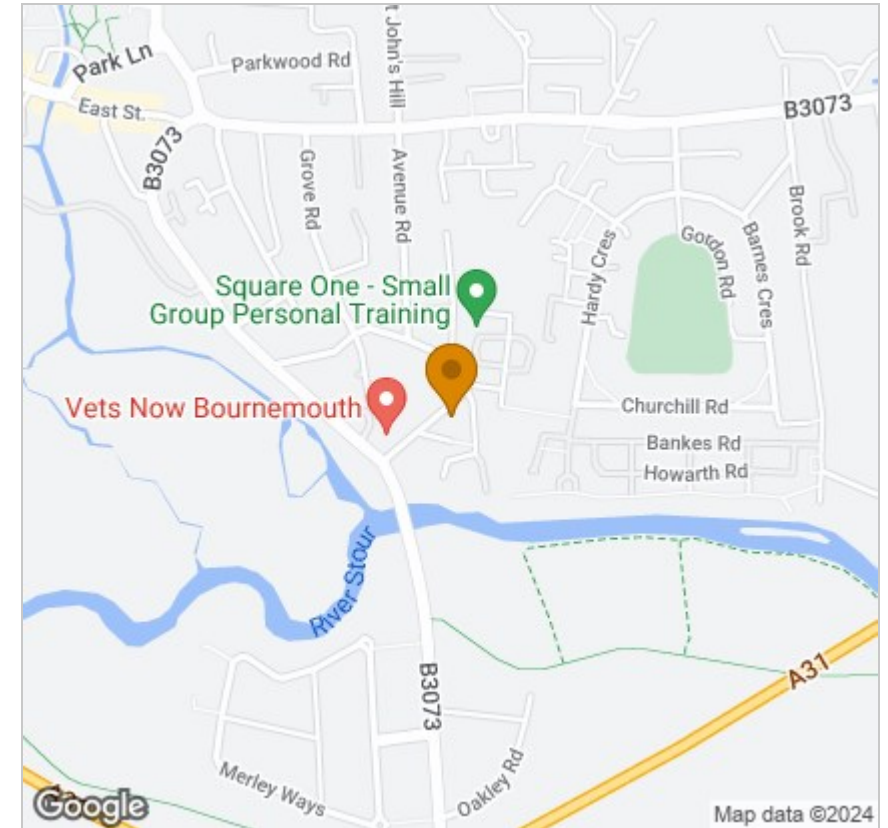
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## Area Map



## Energy Efficiency Graph

