



38 ST. CATHERINES, WIMBORNE, DORSET, BH21 1BG

£450,000 FREEHOLD

A WELL PRESENTED 2/3 BEDROOM SEMI-DETACHED VICTORIAN HOUSE WHICH HAS RECENTLY UNDERGONE A PROGRAMME OF REFURBISHMENT, IN AN ESTABLISHED RESIDENTIAL ROAD WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

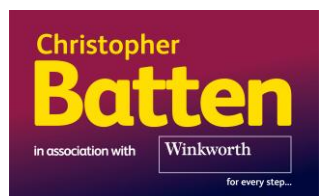
SUMMARY:

Tastefully decorated throughout, the property benefits from gas central heating, double glazed windows, under floor insulation and a modern kitchen, bathroom and cloakroom. The refurbishment has been carried out over the last 4.5 years, including re-plastering, re-plumbing, re-wiring, and replacement of the gas central heating boiler and some of the windows. Character features have been retained, such as high ceilings, open fireplaces, exposed pine floorboards and panelled doors.



- Tastefully decorated throughout
- Recently undergone a programme of refurbishment
- Within level walking distance of the town centre
- Ground floor cloakroom & first floor bathroom
- Study/bedroom 3

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DESCRIPTION:

An integral entrance porch leads to a reception hall with a decorative tiled floor. There is a ground floor cloakroom with WC and wash basin. A utility area has a cupboard housing the gas central heating boiler, and space and plumbing for washing machine.

To the front is a charming living room with a bay window, waxed timber floorboards, and a floor-to-ceiling brick open fireplace. At the rear there is a study/bedroom 3.

The kitchen/dining room has been re-fitted with modern units, solid beech worktops, Belfast sink, slimline dishwasher, tiled recess with Smeg cooker (with 5-burner hob and electric fan oven), space for upright fridge-freezer, ceramic tiled floor, and black-framed double glazed French doors to the rear garden.

From the hall, stairs lead to a first floor landing with a study area and a loft access. Bedroom 1 has a Victorian fireplace, exposed floorboards and a double wardrobe.



Bedroom 2 has exposed timber floorboards, and there is an attractive, part panelled bathroom with contemporary style white suite comprising rolltop bath (with shower and screen over), WC and wash basin.

To the front there is a low brick wall with a wrought iron pedestrian gate leading to the front door. A shared side access leads to the nicely enclosed rear garden which has a gravelled and paved patio with exterior light, 2 raised beds and an open-fronted bike store/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:

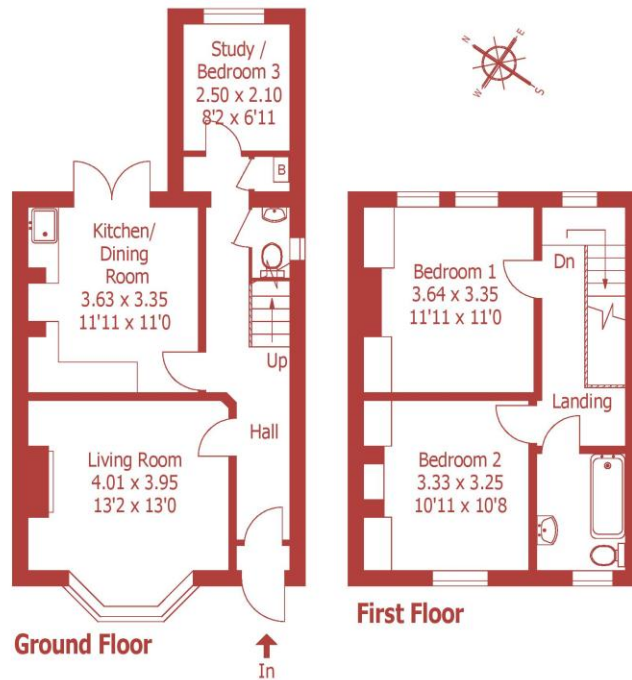
Band C

DIRECTIONS:

From Wimborne town centre, proceed south along Poole Road, turning left just before The Coach & Horses pub into Allen Road. At the T-junction, turn left into St Catherines, and number 38 can be found immediately on the right hand side.



Approximate Gross Internal Area :- 82 sq m / 887 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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