



41 GRAMMAR SCHOOL LANE, WIMBORNE, DORSET, BH21 1PQ
£350,000-£365,000 FREEHOLD

A SPACIOUS 3 BEDROOM END OF TERRACE HOUSE WITH A GARAGE AND A SOUTH FACING REAR GARDEN, FOR SALE WITH NO FORWARD CHAIN, ON A SMALL, MODERN DEVELOPMENT IN THE HEART OF WIMBORNE TOWN CENTRE.

SUMMARY:

Presented in good decorative order, the property's kitchen has been re-fitted and there is a modern wet room. There is gas central heating and UPVC double glazing.

AT A GLANCE

- - Marketed by Christopher Batten in association with Winkworth
- - Modern kitchen and wet room
- - South facing courtyard garden
- - Garage
- - NO FORWARD CHAIN



DESCRIPTION:

The development is directly opposite the historic Minster church and very near The Square which offers an excellent range of shops, cafés and other amenities. Bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

An integral entrance porch leads to a reception hall with coat cupboard. There is a cloakroom with WC and wash basin.

The lounge features an Adam style fireplace with inset electric fire, and glazed doors to the garden. The modern fitted kitchen has a good range of units and worktops, Creda gas hob, cooker hood above, electric oven, space and plumbing for washing machine and space for upright fridge-freezer, wall mounted gas central heating boiler and under stairs storage cupboard.

From the hall, a straight staircase leads to the first floor landing which has loft access and an airing cupboard. Bedroom 1 has built-in wardrobes and an en suite cloakroom (with WC, wash basin and tiled walls.)



Bedrooms 2 and 3 have southerly aspects to the rear. There is a wet room with fully tiled walls, Mira shower, WC and wash basin.

Directly in front of the house there is a garage (with electric up-and-over door and lighting) and a water tap. A side gate provides access to the paved south facing courtyard garden which has shrub beds and a rear gate.

LOCATION:

From our office at the junction of East Street and Park Lane, proceed over the bridge beside The Rising Sun pub. East Street becomes King Street. Opposite the Minster church, turn left into Grammar School Lane and follow the road around. The property can be found at the far end on the left hand side.

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 Christopher Batten 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.

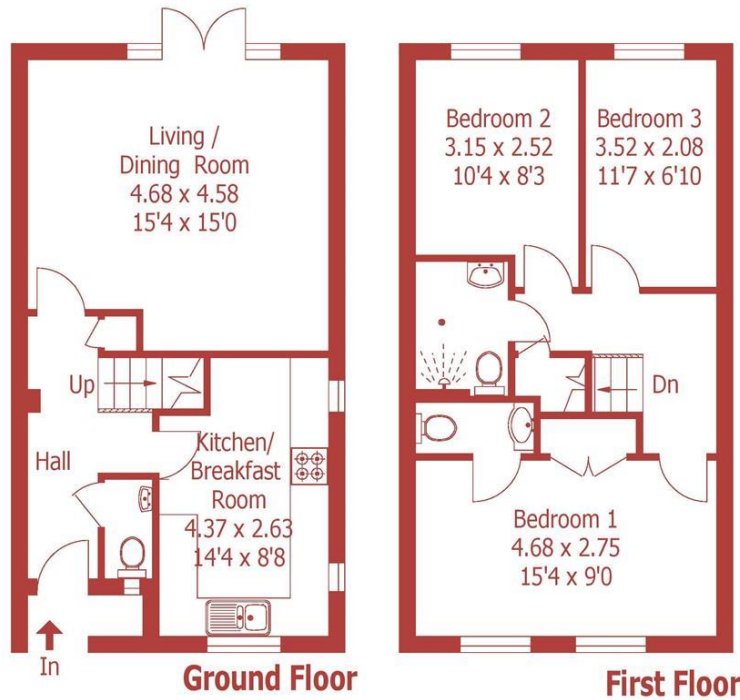
COUNCIL TAX: Band D

DIRECTIONS:

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Approximate Gross Internal Area :- 83 sq m / 891 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			
(95+)	A		87
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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