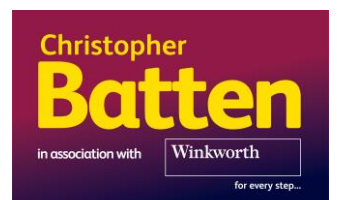




21 ST CATHERINES, WIMBORNE, DORSET, BH21 1BE
PRICE GUIDE: £400,000-£415,000 FREEHOLD

THIS CHARMING HOUSE OFFERS DELIGHTFUL CHARACTER FEATURES, AND IS LOCATED IN A PRIME POSITION ABOUT A QUARTER OF A MILE FROM WIMBORNE TOWN CENTRE. SPREAD OVER 3 FLOORS, THIS RESIDENCE BOASTS AMPLE LIVING SPACE INCLUDING 2 RECEPTION ROOMS, 3 DOUBLE BEDROOMS AND A PRIVATE GARDEN.

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DESCRIPTION:

As you step inside the entrance hall, you're greeted by the warm wooden floorboards which run through the ground floor (except the kitchen), and offer access to both main reception rooms. The sitting room has a window to the front aspect and a feature fireplace which serves as a focal point, with wooden double doors through to the dining room. The dining room has fitted shelves and storage either side of the chimney breast, understairs cupboard, and a single window overlooking the garden. An archway provides access to the kitchen comprising a range of units, space for fridge/freezer, washing machine and oven, and door to the rear garden.

Upstairs on the first floor, there are two generously sized double bedrooms with plenty of natural light and feature fireplaces. The family bathroom has a bath, sink and WC. The stairs continue to a second floor where you will find a third double bedroom with Velux style windows.

Outside, the garden is mainly laid to lawn with mature shrubs and trees, and is partially surrounded by wooden panel fencing (which is in need of repair or replacement in sections). There is a generous patio area outside the rear door, and a gate gives access to the front of the property. The property does not have off road parking but on road parking is available in the road.

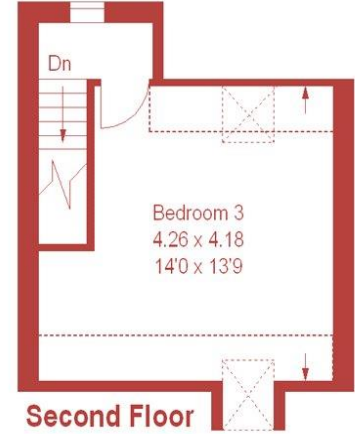
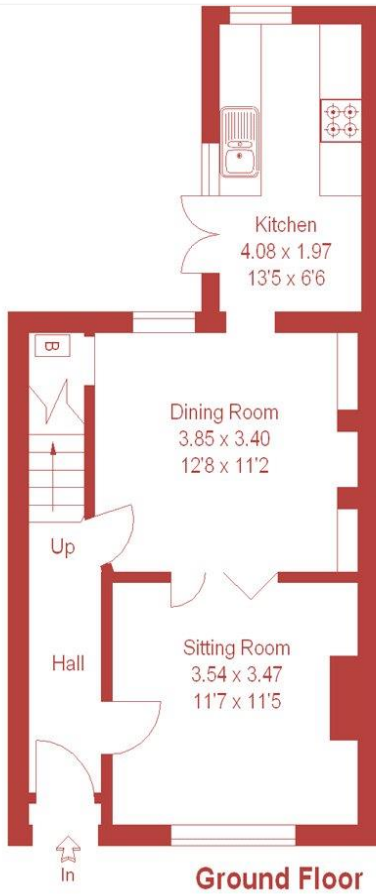
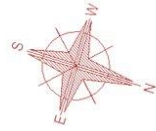




21 St Catherines, Wimborne

Approximate Gross Internal Area :- 94 sq m / 1015 sq ft

 = Reduced headroom below 1.5 m / 5'0"



FLOOR PLANS SOUTHERN Ltd ©2008
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This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

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.

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.

DIRECTIONS: From the roundabout at the junction of Lewens Lane, Poole Road and Leigh Road, proceed into Leigh Road. Opposite St Catherines church, turn right into Crescent Road. At the end, turn right into St Catherines, and number 21 can be found towards the end, on the left hand side, opposite the allotments.



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.

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