



10 Osborne Road  
Wimborne  
Dorset, BH21 1BL

A beautifully presented 3 bedroom mid-terrace town house with a private, south facing rear garden, in a quiet residential cul-de-sac on the fringe of Wimborne town centre.



PRICE GUIDE: £425,000-£435,000

FREEHOLD

COUNCIL TAX: Band C

EPC RATING: Band E

Christopher  
**Batten**

in association with

Winkworth





This charming Victorian cottage style house has recently been refurbished and tastefully presented throughout including oak panelled internal doors, engineered oak flooring to the hall, sitting room, and dining room, triple column Victorian style radiators, high Victorian style skirtings, a number of plaster cornice ceilings, refitted bathroom (replaced approx 18 months ago), and UPVC double glazing.

The deceptively spacious living accommodation looks onto a lovely, south facing rear garden which is neatly maintained.

A front entrance door leads through to the reception hall where there are 2 understairs storage/coats cupboard (with fitted lights). The charming sitting room features a decorative fireplace (with inset electric fire), fitted shelving and cupboards to the alcoves, and fitted shutters to the bay window. An open walkway leads to the dining room with French doors leading out to the rear garden.







The country style kitchen is fitted with an excellent range of units, solid oak worktops, appliance space for an upright fridge/freezer, electric induction hob with cooker hood above, electric oven, dishwasher, China sink with single drainer, ceramic tiled floor, built-in pantry, and a stable door leads to a utility room which has appliance space and plumbing for washing machine, and space for tumble dryer. There is a downstairs cloakroom with WC, corner wash hand basin, and a wall mounted Glow-worm boiler.



From the reception hall, a staircase leads to the first floor landing where there is access to roof space (with retractable ladder, fitted light, and is mostly boarded).

Bedroom 1 has fitted wardrobes, and a bay window fitted with shutters. Bedroom 2 overlooks the rear garden, and bedroom 3 has half-panelled walls. The family bathroom was refitted approx 18 months comprises a panelled bath (with wall mounted shower fitment, rainforest shower head, and glazed screen), WC, wash-hand basin, Herringbone style tiled floor, and electric heated towel rail.



The front garden is laid with porcelain slabs, and features a picket fence and a pedestrian gate leading onto a Victorian style footpath with rope edging. The nicely enclosed, south facing rear garden has a timber sun deck ideal for al fresco dining, a large expanse of lawn, timber garden shed, outside tap, and a rear gated access.

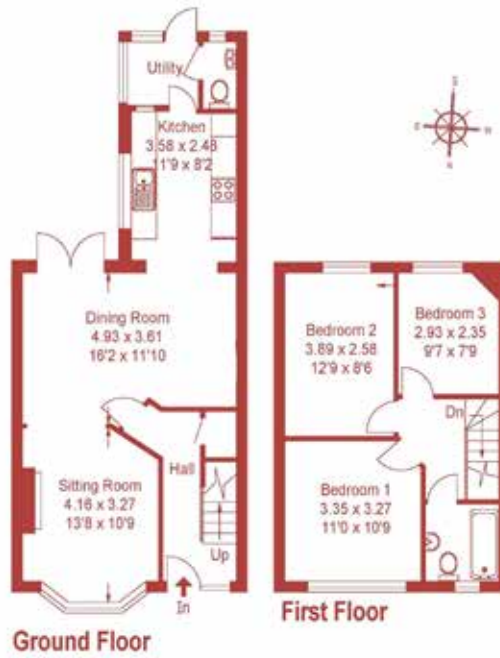
Location: The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state 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 near the Quarterjack Health Practice, proceed into Leigh Road and take the third turning on the right (at the corner shop) into Grove Road. Turn left into Osborne Road and Number 10 can be found on the right hand side.





Approximate Gross Internal Area > 88 sq m / 950 sq ft



For identification purposes only, not to scale, do not scale  
Created using existing drawings and dimensions



**DISCLAIMER:**

Winkworth 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 Winkworth 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.











01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

[properties@christopherbatten.co.uk](mailto:properties@christopherbatten.co.uk)

Christopher  
**Batten**

in association with

Winkworth