



5 ALLEN ROAD, WIMBORNE, DORSET, BH21 1BQ  
**£425,000 FREEHOLD**

**A 3 BEDROOM END OF TERRACE VICTORIAN HOUSE SITUATED IN A WELL ESTABLISHED RESIDENTIAL AREA, WITHIN LEVEL WALKING DISTANCE OF THE TOWN CENTRE, AND IS OFFERED FOR SALE WITH NO FORWARD CHAIN. STANDING ON A PRIME CORNER PLOT, THE PROPERTY HAS A DRIVEWAY ACCESS OFF ST CATHERINES PROVIDING OFF ROAD PARKING, AND OFFERS GREAT SCOPE FOR FURTHER IMPROVEMENT.**

**SUMMARY:**

The property benefits from gas central heating, UPVC double glazing, a number of exposed pine floorboards and strip pine doors, and the kitchen has been extended featuring a vaulted ceiling and French doors to the rear garden. There is a useful attic which is accessed off a fixed ladder from the main landing.

**AT A GLANCE**

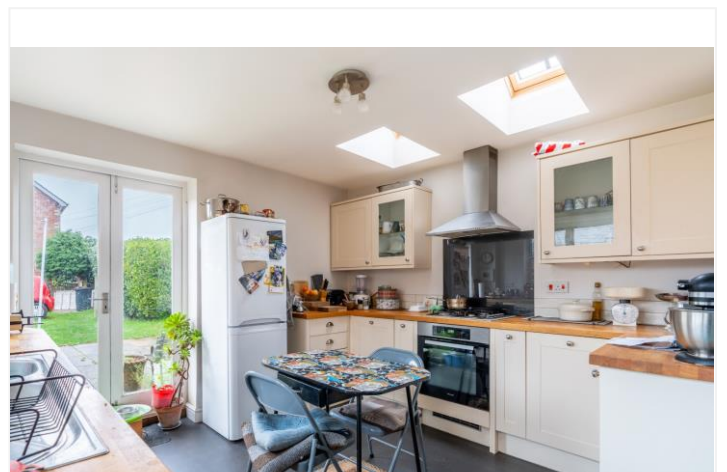
- NO FORWARD CHAIN
- Within level walking distance of Wimborne town centre
- Rear driveway providing off road parking
- Number of exposed pine floorboards and strip pine doors
- Extended kitchen features a vaulted ceiling



## DESCRIPTION:

An integral entrance porch leads through to the reception hall with exposed floorboards and an understairs recess. The sitting room has laminate flooring, a fitted gas fire, and an attractive bay window to the front elevation. There is a separate dining room. The extended kitchen features a vaulted ceiling comprises an excellent range of Shaker style units, solid timber worktops, integrated Hotpoint washing machine and slimline dishwasher, space for upright fridge/freezer, 4-burner gas hob with cooker hood above, electric oven, 2 skylights, and French doors lead out to the rear garden.

From the reception hall, a staircase leads to the first floor landing with exposed pine floorboards, and a fixed ladder provides access to an attic. The main bedroom has built-in wardrobes and a shelved alcove, bedroom 2 has fitted wardrobes, chest of drawers and a dressing table, and bedroom 3 has a shelved alcove, built-in shelved cupboard and exposed pine floorboards. The spacious bath/shower room comprises a wash hand basin, WC, panelled bath (with handspray attachment), separate shower cubicle, cupboard containing a Glow worm gas boiler, and a separate airing cupboard.



The property stands on a prime corner plot with a brick wall boundary, and a pedestrian gate provides access to the front door. The rear garden has a rear driveway providing off road parking, a patio, lawned area, ornamental fishpond, and a hardstanding for a timber garden shed.

### **LOCATION:**

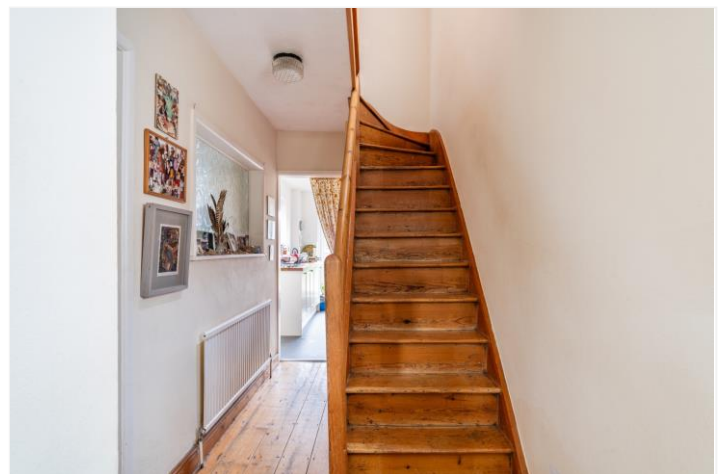
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools 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:**

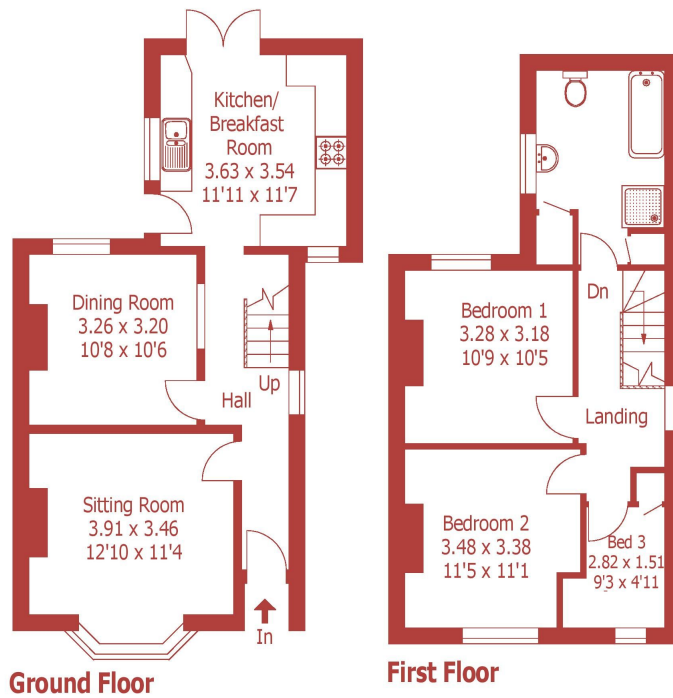
Band C

### **DIRECTIONS:**

From the roundabout at the junction of Leigh Road, Lewens Lane and Poole Road, proceed south along Poole Road. Just before The Coach & Horses pub, turn left into Allen Road, and number 5 can be found at the far end on the left hand side (at the junction with St Catherines).



Approximate Gross Internal Area :- 78 sq m / 843 sq ft



For identification purposes only, not to scale, do not scale

Drawn using existing drawings and dimensions



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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(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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