



10 VICTORIA ROAD, WIMBORNE, DORSET, BH21 1EW
£375,000 FREEHOLD

A DECEPTIVELY SPACIOUS 3 BEDROOM TERRACED HOUSE WITH A GARAGE FOR SALE WITH NO FORWARD CHAIN AND SET IN A CONVENIENT LOCATION ADJACENT TO REDCOTTS RECREATION GROUND AND WITHIN LEVEL WALKING DISTANCE OF THE SQUARE.

SUMMARY:

The property also benefits from a ground floor shower room, a first floor bathroom, a modern kitchen, gas central heating, UPVC double glazing, oak flooring to the hall and sitting/dining room and a nicely enclosed, landscaped garden with access to a garage in an adjacent block.

AT A GLANCE

- In a terrace adjacent to Redcotts Recreation Ground
- Modern kitchen
- Ground floor shower room & first floor bathroom
- Landscaped garden & garage in an adjacent block
- NO FORWARD CHAIN



DESCRIPTION:

An entrance canopy and front door lead to a generous hall with cupboard containing the Worcester gas central heating boiler. There is a ground floor shower room with fully tiled walls.

The dual aspect sitting/dining room has a patio door to the rear garden. Accessed from both the hall and the dining area, the kitchen features an excellent range of contemporary high gloss units, worktops, Hotpoint 5-burner gas hob, extractor, electric oven and grill/microwave, Bosch washing machine, American style fridge-freezer, and door to the rear garden.

There is a spacious first floor landing with loft access and built-in cupboard. Bedroom 1 has built-in wardrobes, bedroom 2 has views of the park to the rear, and bedroom 3 has built-in wardrobes. The family bathroom has a bath (with shower and screen over), a wash basin, a WC, and fully tiled walls.

The property is elevated from the road, with a pedestrian gate and a terraced front garden arranged for ease of maintenance, with stone walling and gravel beds.



Vehicular access at the side of the terrace leads to the rear of the property where there is a garage (with up-and-over door and power point) in the centre of a block. The nicely enclosed rear garden has been attractively landscaped with a paved patio, a shaped lawn, a resin footpath, shrub beds, and a rear gate giving access to the garage block.

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 D

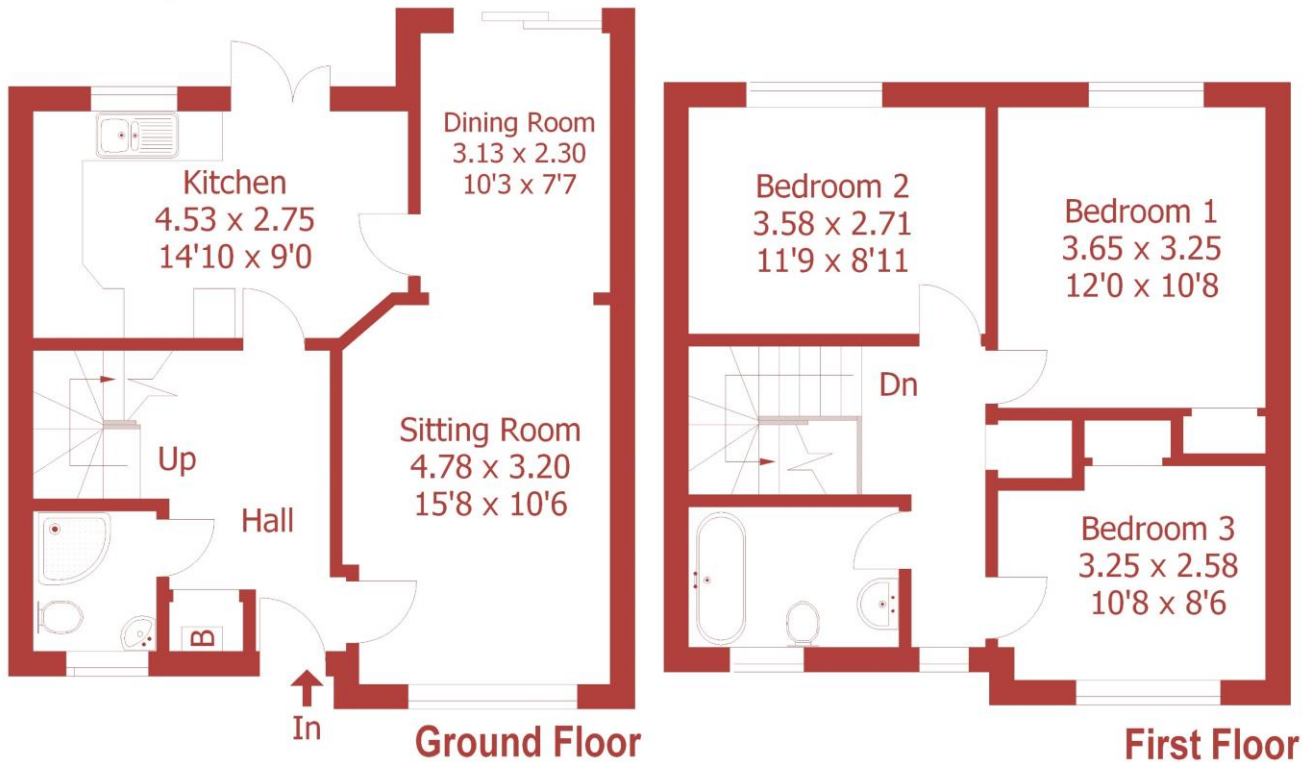
DIRECTIONS:

From the 'Pye Corner' roundabout at the junction of Julians Road and West Street, proceed into Victoria Road, towards Blandford. Proceed past the right hand turnings to Three Lions Close and Westfield Close, and the property can be found on the right hand side. The terrace is adjacent to the pedestrian entrance to Redcotts Recreation Ground.



10 Victoria Road, Wimborne

Approximate Gross Internal Area :- 96 sq mt / 1035 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		
(81-91) B		
(69-80) C		
(54-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	85

England, Scotland & Wales EU Directive 2002/91/EC

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