



33 CUTHBURY GARDENS, WIMBORNE, DORSET, BH21 1YA  
£275,000 FREEHOLD

## A 2 BEDROOM TERRACED HOUSE FOR SALE WITH NO FORWARD CHAIN, IN A SMALL QUADRANGLE LOOKING ONTO A CENTRAL LANDSCAPED AREA, WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

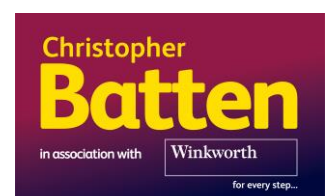
### SUMMARY:

Located in a mews style setting, the property has 2 allocated parking spaces, electric heating, UPVC double glazing, a large rear conservatory and a low maintenance courtyard garden.

### AT A GLANCE

- 2 bedrooms
- Living room, kitchen & large conservatory
- Spiral staircase
- First floor shower room & ground floor cloakroom
- Private courtyard garden

Wimborne | 01202 841171 | [properties@christopherbatten.com](mailto:properties@christopherbatten.com)







## DESCRIPTION:

An entrance porch with an integral storage cupboard leads to a living room a wall mounted electric fire and a feature spiral staircase. There is a ground floor cloakroom with WC and wash basin. The kitchen is fitted with units, worktops, sink and AEG electric hob and oven, and has space and plumbing for washing machine and tumble dryer, space for upright fridge-freezer, and double glazed door to a large rear conservatory (with brick plinth, ceramic tiled floor and French doors to the garden.)

On the first floor, bedroom 1 has fitted wardrobes, bedroom 2 has built-in wardrobes, an airing cupboard and a retractable ladder to the loft, and there is a shower room.

Outside, the house has 2 allocated parking spaces in an adjacent residents' car park. The front garden has been laid to dressed gravel for ease of maintenance, and the nicely enclosed, private rear garden is paved, with borders and a rear gate.





## 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:

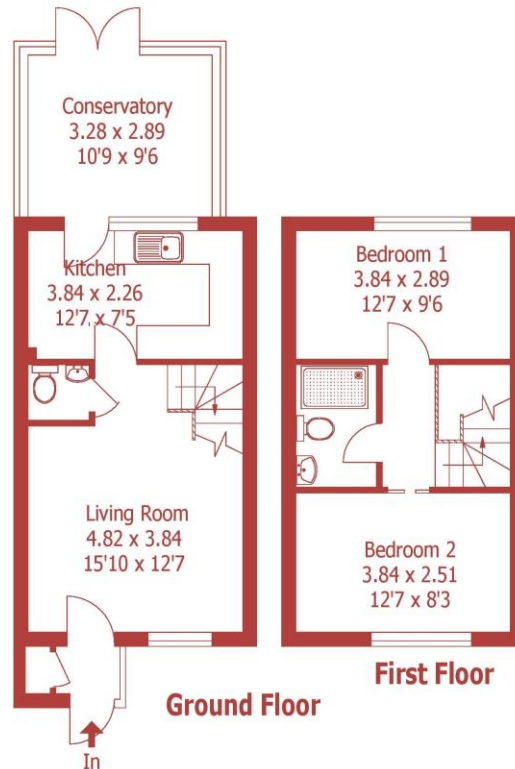
Band C

## DIRECTIONS:

From Wimborne town centre, proceed past the Minster and the model town to the Pye Corner roundabout. Take the second exit into Victoria Road, towards Blandford. Proceed past The Green Man pub on the left, and turn left into Cuthbury Gardens. At the T-junction, turn right, and the mews can be found on the right hand side.



Approximate Gross Internal Area :- 57 sq m / 616 sq ft



For identification purposes only, not to scale, do not scale  
Created using 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		91
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

Wimborne | 01202 841171 | properties@christopherbatten.com

[christopherbatten.co.uk](http://christopherbatten.co.uk)

