



4 CUTHBURY GARDENS, WIMBORNE, DORSET, BH21 1YD

£279,950 FREEHOLD

## A 2 BEDROOM TERRACED HOUSE IN A CONVENIENT LOCATION AT THE EDGE OF WIMBORNE TOWN CENTRE AND CLOSE TO REDCOTTS PARK.

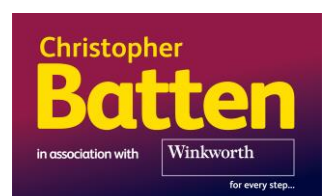
### SUMMARY:

Built in 1985 by Barratt Homes, and for sale with vacant possession, the property has UPVC double glazing, electric heating, off road parking and a south facing rear garden.

### AT A GLANCE

- Spacious living room
- Kitchen with door to the garden
- 2 bedrooms & bathroom
- Off road parking
- South facing rear garden

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## DESCRIPTION:

A front door under an entrance canopy leads to a spacious living room with a decorative fireplace surround and inset electric fire. The kitchen has a door to the south facing rear garden, and comprises units, worktops, space and plumbing for washing machine, space for cooker and space for under counter fridge and freezer.

From the lounge, a wrought iron spiral staircase leads to the first floor landing. Bedroom 1 has an aspect to the front, and bedroom 2, overlooking the rear garden, has a loft access and an airing cupboard. The bathroom comprises bath (with electric shower over), WC and wash basin.

Outside, a driveway provides off road parking and there is lawned, open plan front garden with shrub borders. The nicely enclosed, south facing rear garden has timber fencing, a paved patio, a shaped lawn, shrub beds and a rear access 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:

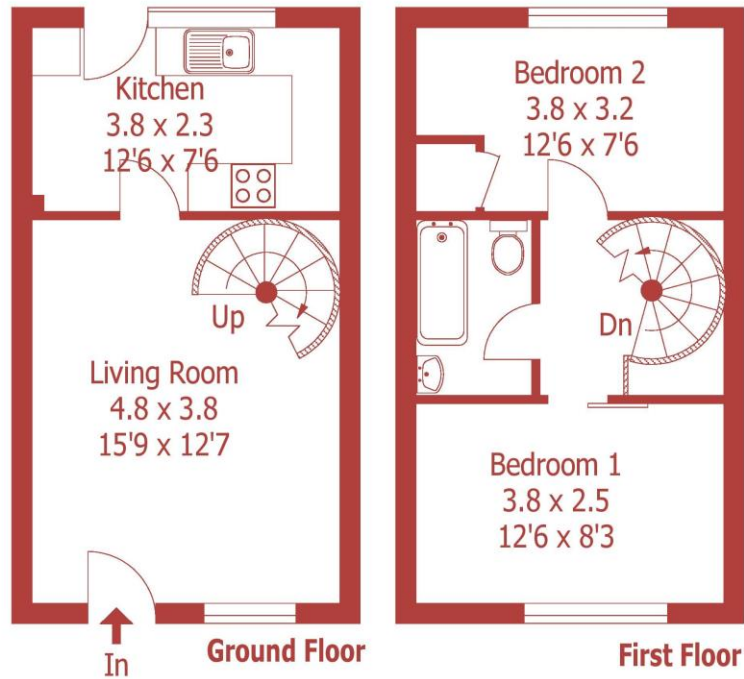
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## DIRECTIONS:

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. The property can be found on the left hand side.



Approximate Gross Internal Area :- 55 sq m / 597 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 |   |                         |           |
| (95-100)                                    | A |                         | 93        |
| (81-94)                                     | B |                         |           |
| (69-80)                                     | C | 73                      |           |
| (55-68)                                     | D |                         |           |
| (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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