



6 STATION ROAD, WIMBORNE, DORSET, BH21 1RG  
PRICE GUIDE: £350,000-£360,000 FREEHOLD

## A 4 BEDROOM VICTORIAN TERRACED HOUSE OFFERING SPACIOUS 3-STOREY ACCOMMODATION AND A SOUTH FACING REAR GARDEN, IN A CONVENIENT POSITION WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

### SUMMARY:

Presented in good decorative order, the property has gas central heating and UPVC double glazing.

It is set in an established residential area close to delightful riverside walks beside the Stour, and enjoys easy access to many town centre amenities.

### AT A GLANCE

- - 2 reception rooms
- - Kitchen, utility room & rear porch
- - 4 bedrooms
- - First floor shower room & second floor bathroom
- - South facing rear garden





## DESCRIPTION:

An entrance lobby leads to a well proportioned sitting room. A central hallway (with under stairs cupboard) leads to a dining room with glazed door to a rear porch (with built-in wall unit and door to outside.)

The kitchen has units, worktops, gas hob, electric oven, space and plumbing for dishwasher, and door to the rear porch. Off the kitchen is a utility room with space and plumbing for washing machine, leading to a cloakroom (with WC, wash basin and gas central heating boiler.) The first floor landing leads to 2 spacious double rooms (with built-in wardrobes) and a refitted shower room (with shower, wash basin and WC.) Stairs lead to a second floor landing with access to roof space. Bedroom 3 has access to eaves storage space, and there is a fourth bedroom. The bathroom comprises bath, wash basin, WC and towel radiator.

The front garden is bounded by a low brick wall with pedestrian gate to the front door. The nicely enclosed, south facing rear garden has a patio, a lawn, and rear 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.

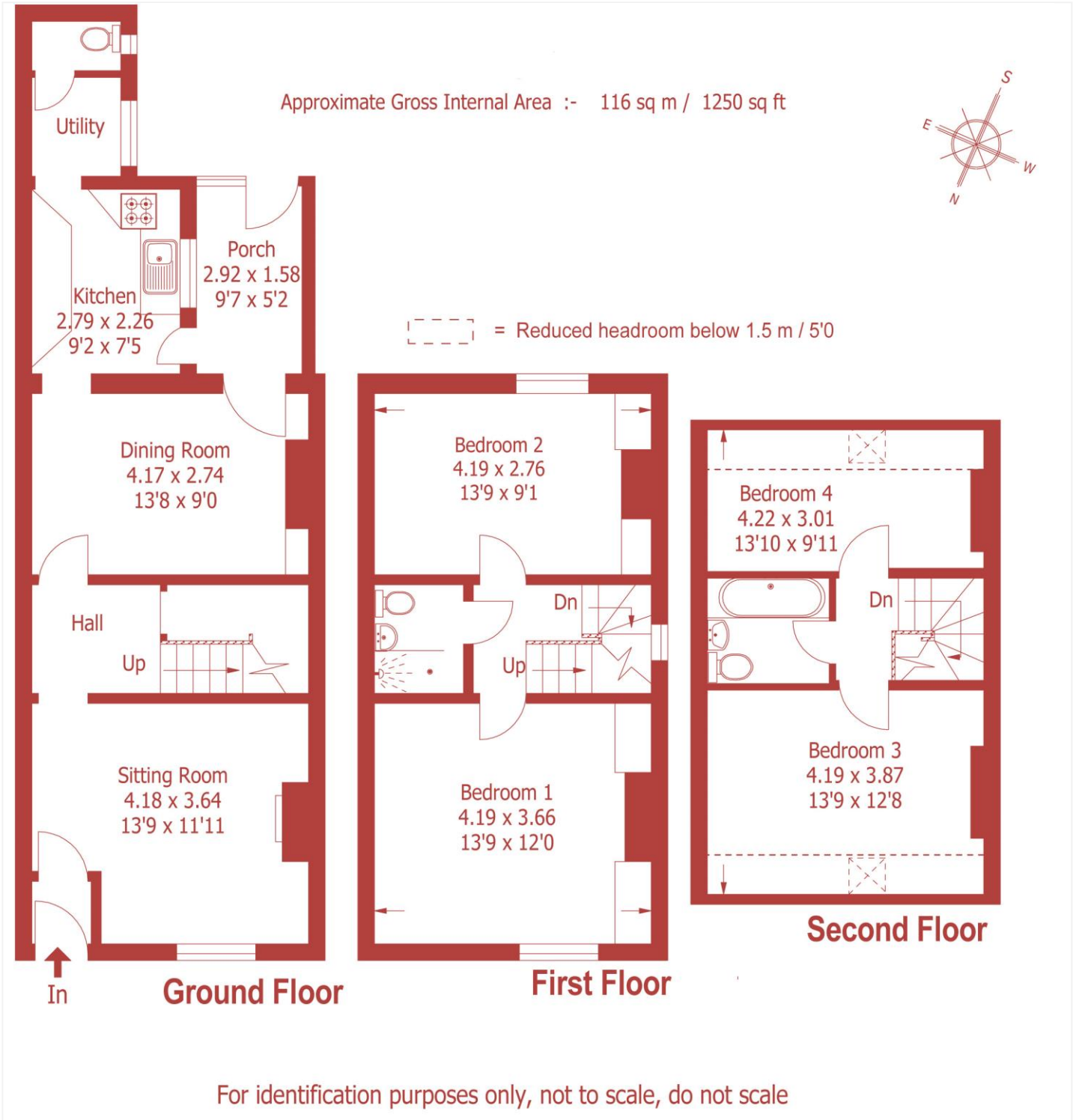
There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

**COUNCIL TAX:** Band C

## DIRECTIONS:

From Wimborne town centre, proceed south along Poole Road. After the Coach & Horses pub, turn left into New Borough and follow the road around into Station Road. The property can be found on the left hand side.





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		
(81-94)	B		84
(69-80)	C		
(55-68)	D	61	
(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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