



32 ST CATHERINES, WIMBORNE, DORSET, BH21 1BE
£400,000 FREEHOLD

A CHARMING 2 DOUBLE BEDROOM SEMI-DETACHED VICTORIAN COTTAGE WITH A SOUTH WESTERLY FACING REAR GARDEN, IN A CONVENIENT LOCATION AT THE EDGE OF THE TOWN CENTRE, FOR SALE WITH NO FORWARD CHAIN.

SUMMARY:

The property is presented in good decorative order and benefits from gas central heating and UPVC double glazing. There is great scope, subject to planning consent, to convert the attic into a bedroom. Situated directly opposite allotments, the property enjoys easy level access to Wimborne town centre's many amenities.

AT A GLANCE

- NO FORWARD CHAIN
- South westerly facing rear garden
- In a convenient location at the edge of the town centre
- 2 double bedrooms
- Great scope, STPP, to convert the attic into a bedroom

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DESCRIPTION:

An integral porch leads to a reception hall. The sitting room has a Victorian style fireplace with inset gas fire, and there is a separate dining/living room with fitted alcove cupboards and shelving. Under the stairs there is a cloakroom with WC and wash basin.

At the rear, the spacious kitchen/breakfast room has oak-fronted units, ample worktops, Hotpoint gas hob, extractor above, Neff electric oven, wall mounted gas central heating boiler, space for upright fridge-freezer, plumbing for washing machine and dishwasher, and space for tumble dryer. The kitchen leads to a conservatory with double doors to the rear garden.

From the hall, a straight staircase leads to a galleried first floor landing with a retractable ladder to the loft space, which offers potential for conversion into a third bedroom. Bedroom 1 has a Victorian fireplace and 2 built-in wardrobes, and bedroom 2 has a Victorian fireplace and 2 fitted alcove wardrobes. There is also a spacious shower room with large shower, 2 wash basins, WC and towel radiator, airing cupboard and fully tiled walls.



The house fronts directly onto St Catherines. A side gate leads to the south westerly facing rear garden which affords a large degree of privacy and includes 2 block paved patios, a water tap, gravelled shrub beds and a large timber 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

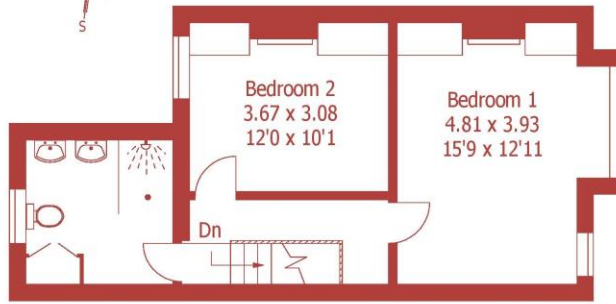
DIRECTIONS:

From the roundabout beside the Quarterjack doctors' surgery, proceed into Leigh Road. St Catherines is the first turning on the right, and number 32 is immediately on the right.

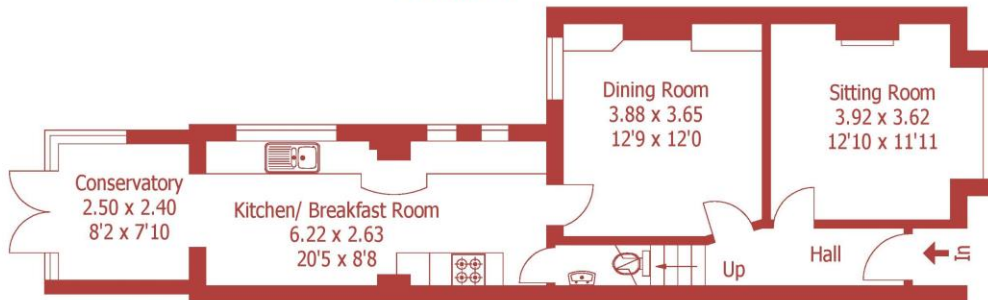




Approximate Gross Internal Area :- 102 sq m / 1094 sq ft



First Floor

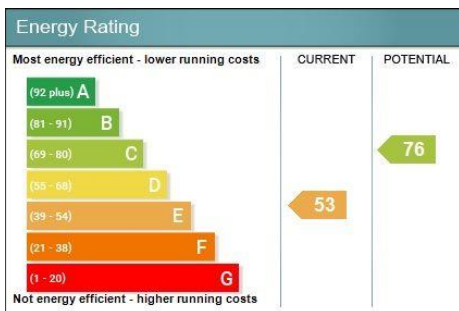


Ground Floor

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.



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