



8 CRESCENT ROAD, WIMBORNE, DORSET, BH21 1BJ

PRICE GUIDE: £425,000 FREEHOLD

## A BEAUTIFULLY RENOVATED 3 BEDROOM END OF TERRACE VICTORIAN HOUSE IN A CONVENIENT LOCATION CLOSE TO WIMBORNE TOWN CENTRE.

**SUMMARY:** Built in the 1890s, the property retains character features including a Victorian open fireplace and exposed floorboards.

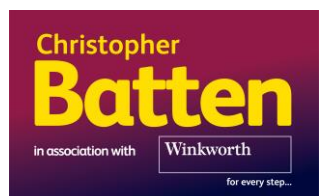
It has undergone an extensive programme of refurbishment including a new roof, a sympathetic extension, and new kitchen and bathroom fittings.

The house also benefits from cavity wall insulation, UPVC double glazing, a private, westerly facing garden adjoining allotments, and lovely views from the rear of the town and historic Minster church. Delightful walks beside the River Stour are close by.

### AT A GLANCE

- Beautifully refurbished Victorian house
- Open plan sitting/dining room
- Contemporary kitchen
- Lovely views towards the Minster
- South westerly facing garden adjoining allotments

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## DESCRIPTION:

At the front of the house there is a secure integral store room with shelving, and water connected. The front door opens into a light and airy reception hall, and there is an inner hallway with coat hanging area and laundry cupboard (with plumbing for washing machine), and an attractively tiled cloakroom with WC and wash basin.

The open plan lounge/dining room features a Victorian open fireplace, an under stairs cupboard, a glazed door to the rear garden, and birch shelved alcoves.

The kitchen has been tastefully re-fitted with contemporary style units (with solid timber carcasses and oak veneer doors), quartz worktops and upstands, and include an integrated Neff electric oven and gas hob, extractor, space and plumbing for dishwasher, and an excellent range of birch plywood shelving.



The first floor landing has a window (with fitted shutters) to the rear. Bedroom 1 has built-in wardrobes and fitted shutters, and bedroom 2 has built-in alcove cupboards. The family bathroom has been re-fitted with a bath (with shower screen above and attractive herringbone tiles), a WC, and a circular basin on a washstand.

A further staircase leads to the second floor, where bedroom 3 is flooded with light from 2 Velux windows offering lovely views across the allotments to Wimborne Minster. The room has a sloping ceiling, 2 deep recesses, and eaves storage space.

The westerly facing rear garden, which is enclosed by fencing and adjoins the allotments at the rear, has been attractively landscaped for ease of maintenance, with a spacious patio, a gravelled area, a raised sleeper bed, a timber shed, and exterior lighting and power points.

### 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.

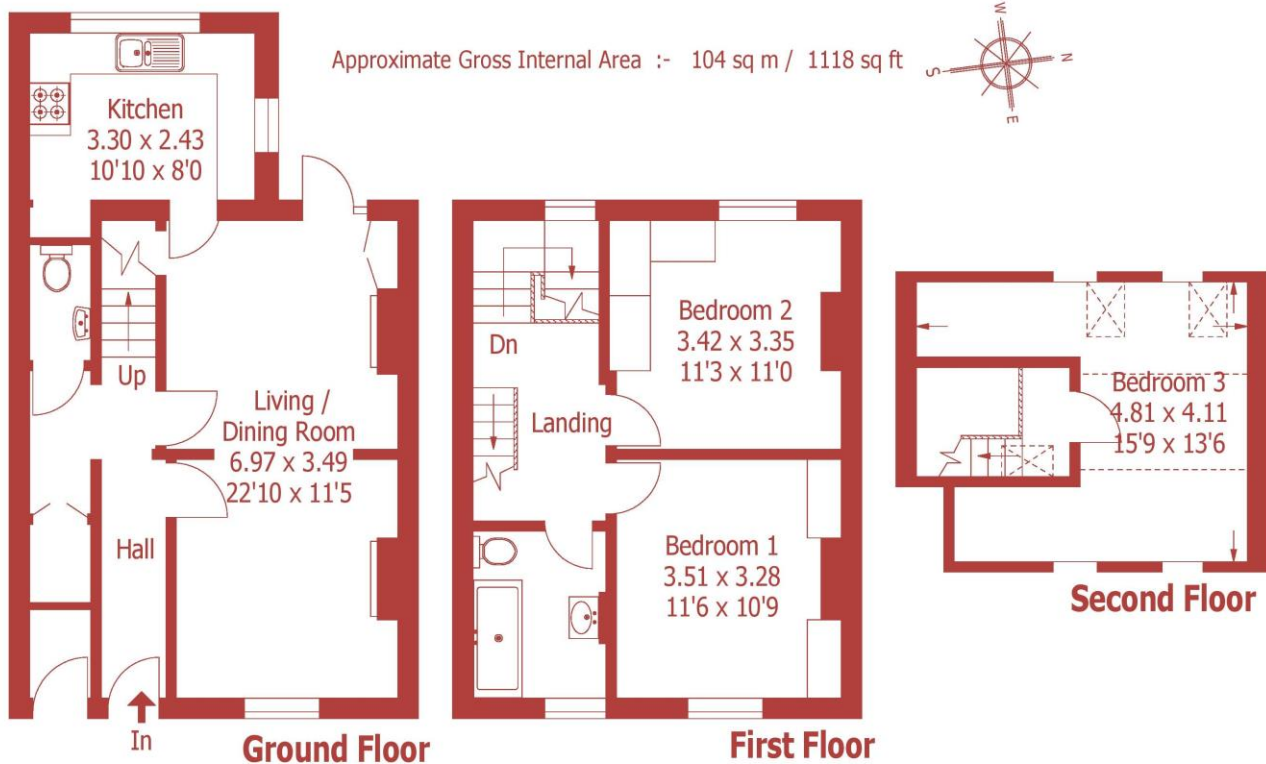
There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's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

**COUNCIL TAX:** Band B

### DIRECTIONS:

From the roundabout near the Quarterjack Health Practice, proceed into Leigh Road. Take the second turning on the right into Crescent Road, and number 8 can be found on the right hand side.





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		82
(81-91)	B		
(69-80)	C	71	
(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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