



4 Osborne Mews, Osborne Road,
Wimborne, Dorset, BH21 1GJ

A charming, tastefully presented modern
2 bedroom end of terrace town house with
off road parking, in a convenient location
within level walking distance of
Wimborne town centre.

PRICE GUIDE: £339,950
FREEHOLD

Council Tax: Band C

EPC Rating: Band C



Christopher
Batten

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Winkworth



Set in a conservation area, this small development of just 4 properties was built to a high standard of specification by Matthews Developments in 2007.

The house is of traditional construction, with gas central heating (under floor to the ground floor), a wood burner, sealed unit double glazed windows, oak veneer interior doors, a modern kitchen and bathroom, off road parking and a private rear garden.

The area enjoys easy access to scenic walks along the River Stour, and to Wimborne town centre's many shops, restaurants, bars and other amenities.

A gabled entrance canopy and front door lead to a reception hall with under stairs cupboard and cloakroom (with WC and wash basin.) The attractive, dual aspect open plan living room/kitchen features a Charnwood wood burner (with a Class 1 chimney), a shelved alcove, and double glazed French doors to the rear garden.



2



2



1



The kitchen is fitted with modern units, granite work-tops, recessed lighting integrated fridge-freezer, Neff electric oven and ceramic hob, extractor, washing machine (approx. 3 years old), and slimline dishwasher.

There is a galleried first floor landing with cupboard housing a Worcester gas central heating boiler (fitted in 2019), and a retractable ladder to a partly boarded loft space (with fitted light.) Bedrooms 1 and 2 both have fitted wardrobes, and there is a bathroom comprising bath (with shower and screen above), WC, wash basin, towel radiator and ceramic tiled floor.

A driveway to the side of the house provides off road parking. A side gate leads to the attractive, flat, enclosed rear garden which has a paved terrace, a lawn, well stocked borders, outside water tap and light, and a timber shed.



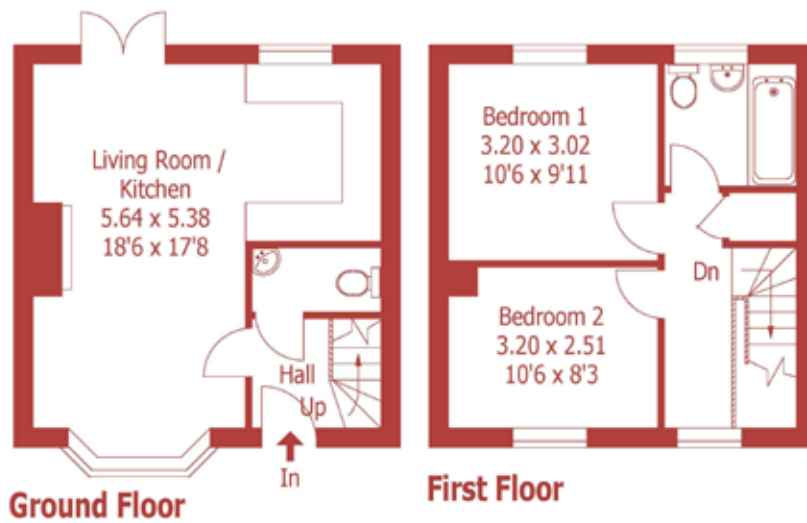
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.

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.

DIRECTIONS: From the roundabout near the Quarterjack health practice, proceed into Leigh Road and take the third turning on the right (at the corner shop) into Grove Road. Turn left into Osborne Road, and the property can be found at the head of the cul-de-sac.



Approximate Gross Internal Area :- 61 sq m / 657 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions



DISCLAIMER:

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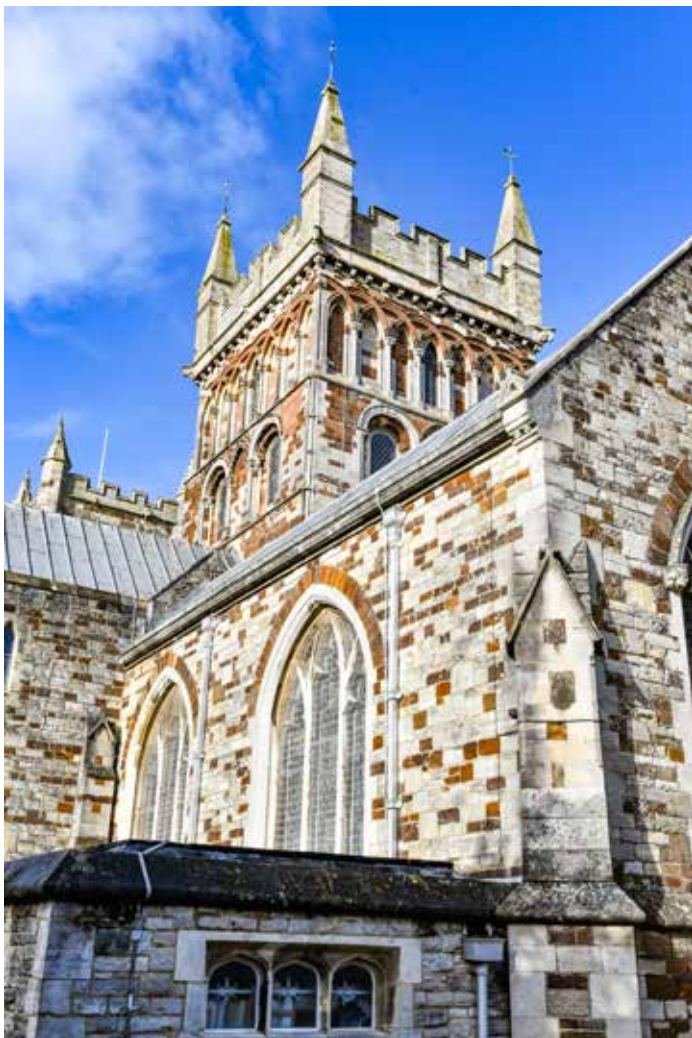






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