



32 GROVE ROAD, WIMBORNE, DORSET, BH21 1BW
£335,000 FREEHOLD

A CHARMING 2 BEDROOM VICTORIAN SEMI-DETACHED HOUSE FOR SALE WITH NO FORWARD CHAIN, WITH A LONG, SOUTH WESTERLY FACING REAR GARDEN AND OFF ROAD PARKING AT THE REAR, IN A POPULAR ROAD WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

SUMMARY:

The house retains much character, with exposed timber floorboards, fireplaces and stripped pine doors, and benefits from gas central heating.

An enclosed entrance porch leads to a sitting room with a fireplace. Beyond the sitting room is a dining room, also with a fireplace, which leads to a kitchen (with units, worktops, appliance space and a door to outside), off of which is a shower room.

AT A GLANCE

- 2 reception rooms plus kitchen
- Ground floor shower room & first floor bathroom
- Long garden
- Off road parking at the rear
- NO FORWARD CHAIN

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DESCRIPTION:

From the dining room, stairs lead to a small landing, off of which is bedroom 1 to the front, and bedroom 2 to the rear with en suite bathroom.

The small front garden is bounded by a low brick wall. Access at the side leads to a large, south westerly facing rear garden which is lawned, with a range of shrubs. A footpath leads to a timber shed and a hardstanding for off road parking (which is accessed off Crescent Road.)

LOCATION:

There is a convenience store at the junction of Grove Road and Leigh Road, and a short, level walk leads to the town centre. 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:

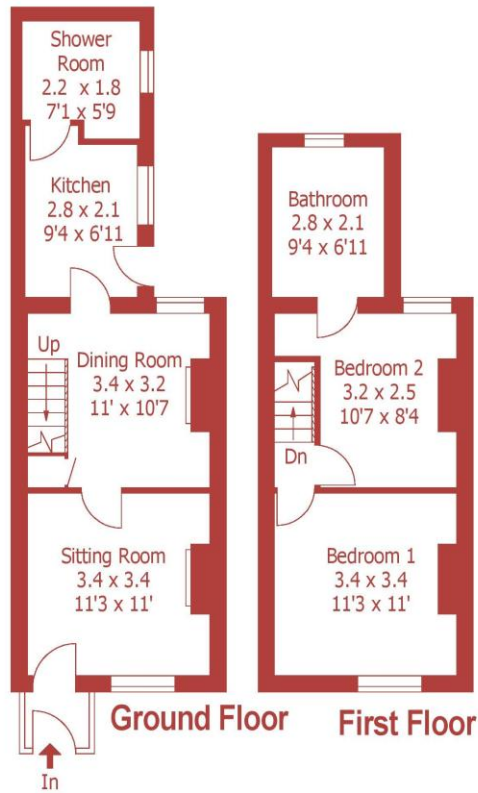
Band B

DIRECTIONS:

From the roundabout at the junction of Poole Road, Lewens Lane and Leigh Road, proceed into Leigh Road and take the third turning on the right into Grove Road. Number 32 can be found on the right hand side.



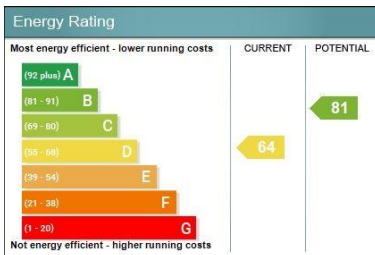
Approximate Gross Internal Area :- 64 sq mt / 694 sq ft



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.



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