



23 ST CATHERINES, WIMBORNE, DORSET, BH21 1BE
£375,000 FREEHOLD

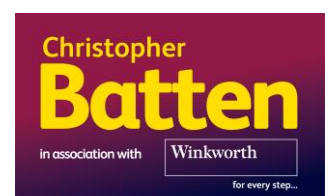
THIS CHARMING 2 DOUBLE BEDROOM TERRACED HOUSE RETAINS MANY OF ITS ORIGINAL FEATURES, AND IS LOCATED IN A PRIME POSITION ABOUT A QUARTER OF A MILE FROM WIMBORNE TOWN CENTRE, WITH A REAR GARDEN ENJOYING A WESTERLY ASPECT, AND SCOPE FOR EXTENSION, SUBJECT TO NECESSARY PLANNING CONSENTS



AT A GLANCE

- Character features
- Walking distance of the town centre
- 2 double bedrooms
- Scope for extension, STPP
- Westerly aspect garden

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DESCRIPTION:

The hallway features exposed wooden floorboards, black roll-top radiator, exposed wooden doors to the living room and dining room, and stairs to the first floor.

There is a charming living room with a picture window enjoying an outlook to the front aspect, 2 black roll-top radiators, exposed wooden floorboards, feature fireplace with wood burning stove (currently not in use), attractive internal double doors (with leaded lights and stain glass) lead through to the dining room. The dining room features wooden floorboards, roll-top radiator, a fireplace with stone mantel and an inset cast iron wood burner (with hot plate top), and a useful understairs wooden latched cupboard housing the boiler with space for tumble dryer and storage.

From the dining room, an archway and step down leads through to the kitchen featuring a black roll-top radiator, range of bespoke solid wood units and worktops, Siemens 5-ring hob with Miele cooker hood above, Siemens single oven, porcelain sink and drainer, space for American style fridge/freezer, space for washing machine, door to outside, and door to a downstairs cloakroom.



From the entrance hall, stairs lead to the first floor landing where there is access to loft space. The main bedroom enjoys an outlook over the rear garden, with 2 recessed alcoves, and the second bedroom also has 2 recessed alcoves, with an outlook to the front aspect. There is a family bathroom comprising a bath (with handheld shower attachment), wash basin, WC, and towel rail.

The rear garden which enjoys a westerly aspect is enclosed by panel fencing, and is laid mainly to lawn, with a central red brick path leading to a wooden shed, and a patio area just outside the kitchen.

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

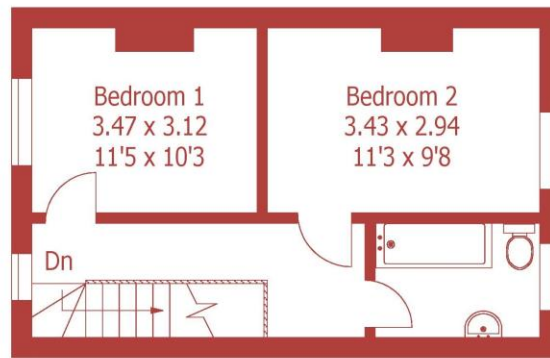
DIRECTIONS:

From the roundabout at the junction of Lewens Lane, Poole Road and Leigh Road, proceed into Leigh Road. Opposite St Catherines church, turn right into Crescent Road. At the end, turn right into St Catherines, and number 23 can be found towards the end, on the left hand side, opposite the allotments.

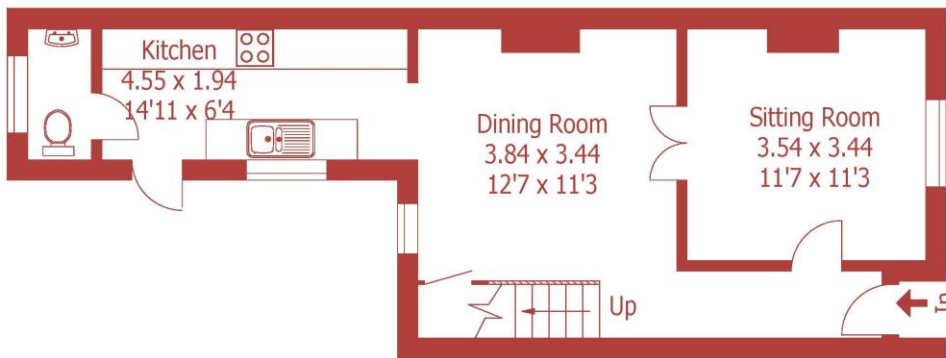




Approximate Gross Internal Area :- 719 sq mt / 67 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	80
(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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