



2 CRESCENT ROAD, WIMBORNE, DORSET, BH21 1BJ
£425,000 FREEHOLD

A STYLISH, VERSATILE, AND WELL LOCATED 3 BEDROOM END OF TERRACE HOME ON THE OUTSKIRTS OF WIMBORNE TOWN CENTRE OFFERING EASY ACCESS TO A WEALTH OF AMENITIES.

SUMMARY:

Particular features include views towards the Minster from the second floor, a superb kitchen/dining/family room with wood burner, vaulted ceiling and large sliding doors to the garden, a ground floor shower room, a first floor bathroom, and a useful garden studio with a balcony overlooking the adjacent allotments.



AT A GLANCE

- Impressive kitchen/dining/family area
- Separate ground floor reception room
- GF shower room & FF bathroom
- Useful garden studio
- Views over the adjacent allotments to the Minster

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DESCRIPTION:

Previously divided into 2 flats, the property retains many features allowing flexibility for this, including 2 central heating boilers operating independently in 2 zones. Character features include exposed timber floors throughout the ground floor and in the extension, and there is cavity wall insulation.

Side-by-side front doors lead to separate hallways, with a sliding door connecting the two. The main front door (on the left) leads to the front reception room, currently used as a home office and featuring a double glazed sash style window.

The impressive kitchen/dining/family room has under floor heating throughout. The cosy family area has a log burner. The kitchen/dining area has a vaulted ceiling with rooflights, and large glazed sliding doors to the courtyard garden. The purpose built kitchen is equipped with a range of base cupboards and drawers, along with a small utility area for a washing machine and fridge freezer, providing additional storage. The family area has access to a cupboard housing the central heating thermostat and boiler, and a further door leads to a ground floor shower room.



From the entrance hall (and the second front door) stairs lead to a first floor hallway with a modern timber plank flooring system which continues throughout this level. The largest bedroom has 2 windows to the rear, a range of cupboards, plumbing for a sink, and the second central heating boiler. The second double bedroom has a front aspect. There is a family bathroom (with shower over the bath), and stairs to the second floor, where there is a double bedroom with sustainable cork flooring, 3 Velux windows, eaves storage, and attractive views over the allotments to the Minster.



The rear courtyard garden has been attractively landscaped with wildlife in mind and includes paving, a woodstore, and raised red brick borders. At the rear is a lockable studio/storage room currently used as a dark room but ideal for a home office. It is equipped with mains water and electricity, and has fitted storage above a raised working space, and a cupboard with plumbing currently used for developing film. A rear door leads to a wooden balcony overlooking the adjoining allotments.



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.



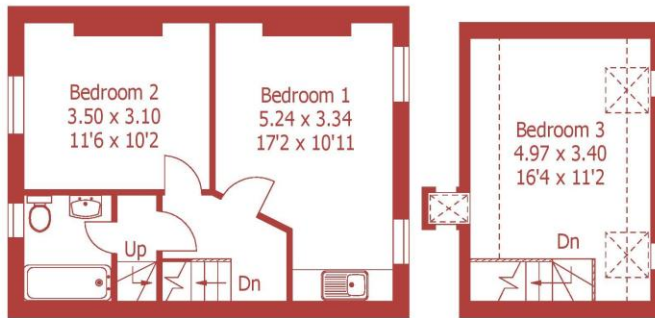
COUNCIL TAX: Band TBC

DIRECTIONS:

From the roundabout next to the Quarterjack Health Practice in Wimborne, proceed into Leigh Road, and take the second turning on the right into Crescent Road. The property is the first house on the right hand side.



Approximate Gross Internal Area :- 117 sq mt / 1264 sq ft
 Summer House Approximate Gross Internal Area :- 9 sq mt / 98 sq ft

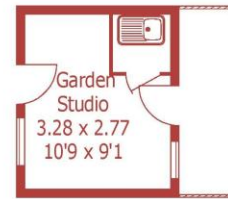


First Floor

Second 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		
(54-68)	D	69	78
(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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