



200 LEIGH ROAD, WIMBORNE, DORSET, BH21 2DD
£339,950 FREEHOLD

A CHARMING 2 DOUBLE BEDROOM END OF TERRACE CHARACTER COTTAGE WITH A SOUTH FACING REAR GARDEN, OFF ROAD PARKING AND A GARAGE/WORKSHOP, SET BACK FROM THE ROAD IN A NON-ESTATE LOCATION OPPOSITE LEIGH COMMON, FOR SALE WITH NO FORWARD CHAIN.

SUMMARY:

This delightful property offers a wealth of period features. It has been re-wired in recent years, and benefits from USB ports, a modern gas central heating boiler and mostly UPVC double glazed windows.

AT A GLANCE

- Charming sitting room with inglenook fireplace
- Kitchen/breakfast room
- South facing rear garden
- Garage/workshop and off road parking
- NO FORWARD CHAIN



DESCRIPTION:

A gabled entrance porch leads to a delightful sitting room with a brick inglenook fireplace (with wood burning stove) and an open aspect through to the kitchen/breakfast room which has timber-framed units, bamboo worktops, enamel sink, attractive ceramic tiled floor, fully shelved alcove unit, 4-burner gas hob, Bosch electric oven, integrated dishwasher and fridge-freezer, space and plumbing for washing machine, and double glazed patio door to the rear garden.

Off an inner hall (with a herringbone brick floor and a high level stained glass window) there is a fully tiled wet room.

A straight staircase leads to the first floor landing which gives access to 2 double bedrooms, both of which have cupboards.

The house is set back from Leigh Road and accessed off a small service road. A driveway leads to an attached garage/workshop with up-and-over door, lighting, power points and wall mounted Worcester gas central heating boiler.



A side gate leads to the south facing rear garden which measures approximately 75ft in length and has a large timber sun deck, a lawn, a greenhouse and a gravelled area with raised vegetable beds.

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.

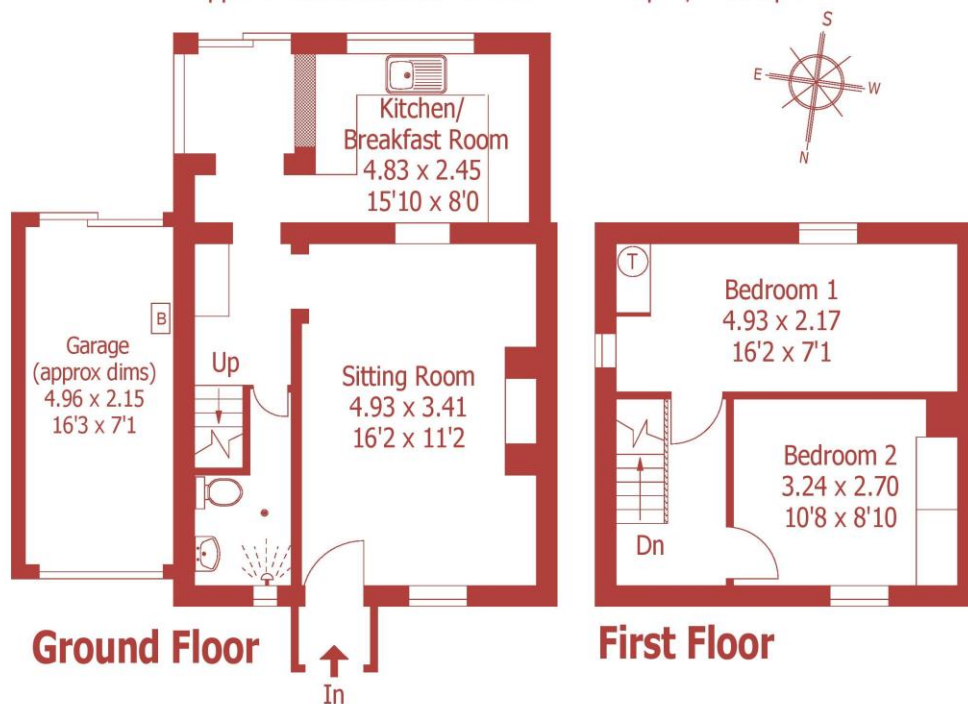
COUNCIL TAX: Band C

DIRECTIONS:

From Wimborne town centre, proceed east along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. After about a quarter of a mile, number 200 can be found on the right hand side, off a small service road, just before the turning to Parmiter Drive.



Approximate Gross Internal Area :- 74 sq m / 799 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	49
(21-38)	F	
Not energy efficient - higher running costs	G	
<small>England & Wales</small> EU Directive 2002/91/EC		
<small>WWW.EPC4U.COM</small>		

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

