



1 BOURNE COURT, WIMBORNE, DORSET, BH21 1DF

PRICE GUIDE: £399,000 FREEHOLD

**A MODERN 3 BEDROOM END OF TERRACE TOWN HOUSE OFFERING MUCH SCOPE FOR FURTHER IMPROVEMENT AND EXTENSION (SUBJECT TO THE NECESSARY PLANNING CONSENTS,) SITUATED ON A PRIME CORNER PLOT, ON THE APPROACH TO THIS SMALL RESIDENTIAL CUL-DE-SAC IN A HIGHLY SOUGHT AFTER LOCATION, WITHIN WALKING DISTANCE OF WIMBORNE TOWN CENTRE. NO FORWARD CHAIN.**

**SUMMARY:**

The property stands in an elevated position with some open views, and benefits from UPVC double glazing.

**AT A GLANCE**

- NO FORWARD CHAIN
- Within walking distance of the town centre
- Offering scope for further improvement and extension, STPP
- Semi-integral garage
- Conservatory





## DESCRIPTION:

A UPVC double glazed front door leads to an entrance lobby where there is a cloakroom with fully tiled walls. The main reception hall has an understairs recess, fitted display shelving and a glazed door to the dining room with a serving hatch to the kitchen. An open walkway leads to the through living room featuring a stone fireplace (with inset gas fire), range of display shelving and cupboards, and a patio door to the rear conservatory which has a ceramic tiled floor, brick plinth and a patio door to the garden.

The kitchen is fitted with a range of units, dresser unit, Belling electric oven, Neff gas hob, plumbing for dishwasher and washing machine, space for tumble dryer and upright fridge/freezer, and rear door to garden.

From the reception hall, a staircase (with half landing) leads to the first floor galleried landing with an airing cupboard housing a Worcester combination boiler (currently not in working order), access to roof space (with retractable ladder, fitted light and partly boarded), and a patio door leads out to a front roof terrace with wrought iron balustrade and some lovely open views.





Bedroom 1 is a through room with a range of fitted bedroom furniture. There are 2 further bedrooms and a fully tiled modern shower room comprising a walk-in shower, pedestal wash hand basin, and low level WC.

A driveway providing off road parking leads to a semi-integral garage with an electrically operated up-and-over door, lighting and power points, and a water tap. The property stands on a corner plot in an elevated position and has a stone retaining wall boundary and timber fencing. The front garden is laid for ease of maintenance, with a wrought iron gate, crazy paved area, an inset circular artificial grass lawn, gravelled area, and a side garden gate leads to a side garden which has a paved terrace with inset flower beds. The garden extends to the rear of the property where there is a low, ornate stone retaining wall and shrub bed, and immediately adjacent to the property, there is a patio, outside tap and a timber garden shed.

### 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.

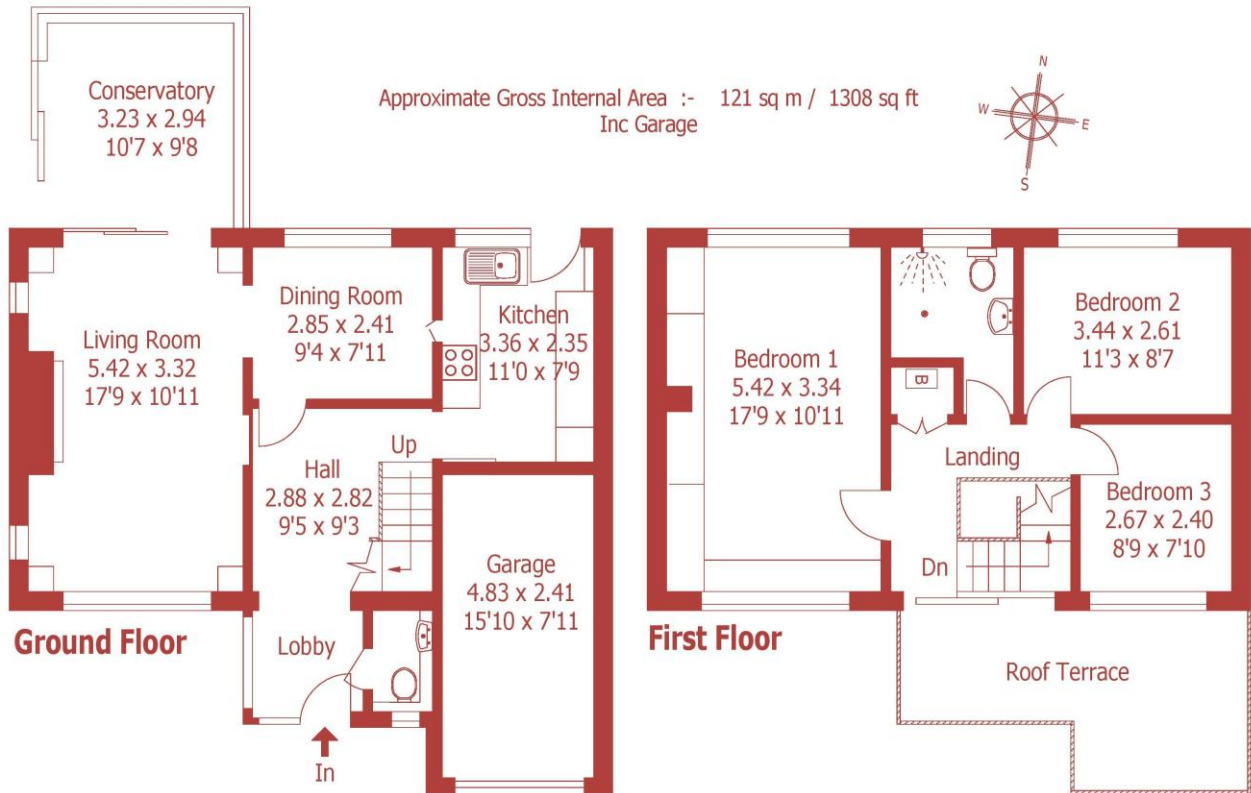
### COUNCIL TAX:

Band D

### DIRECTIONS:

From Wimborne, proceed up Rowlands Hill. At the mini-roundabout, take the second exit into St Johns Hill, and Bourne Court is the second turning on the left hand side.





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		80
(55-68)	D	57	
(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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