



PONDSKATERS, 24 STATION ROAD, WIMBORNE, DORSET, BH21 1RG
£450,000 FREEHOLD

A BEAUTIFULLY PRESENTED, 3 BEDROOM VICTORIAN STYLE SEMI-DETACHED HOUSE CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE, WITH A SOUTH FACING PATIO GARDEN, AND CLOSE TO THE RIVER STOUR WHERE THERE ARE MANY SCENIC WALKS.

SUMMARY:

Pondskaters is a pair of semi-detached Victorian style houses which were built in 2014, to a high standard of specification. The property benefits from gas fired central heating system, UPVC double glazed windows, security alarm, and 3 allocated parking spaces.

AT A GLANCE

- Beautifully presented
- Within walking distance of the town centre
- South facing patio garden
- 3 allocated parking spaces
- Contemporary kitchen/dining room



DESCRIPTION:

The front door is to the side of the property (with security intercom entry phone by the side gate,) leads to the reception hall and downstairs cloakroom. The nicely proportioned living room has 2 dual aspect bay windows (to the front and side elevations,) and a deep built-in storage cupboard. There is an open plan kitchen/dining room with a range of contemporary style units, and a number of integrated appliances including a dishwasher, gas hob, cooker hood, Smeg electric oven, space and plumbing for washing machine, space for fridge/freezer, and a cupboard containing a Glowworm gas fired central heating boiler. From the dining area double glazed French doors lead out to the south facing walled garden.

To the first floor, there is access to loft space. Bedroom 1 has an attractive double glazed bay window (to the front elevation,) excellent range of fitted wardrobe cupboards and dressing table, and a spacious en suite shower room. 2 further bedrooms (the second bedroom has a range of fitted wardrobe cupboards,) and a modern family bathroom.



Outside, a private driveway (accessed on the corner of Station Road) leads to a parking area to the rear of the property. A side garden gate provides access to a private, enclosed rear garden which is paved for ease of maintenance, and a paved footpath leads to the front door.

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:

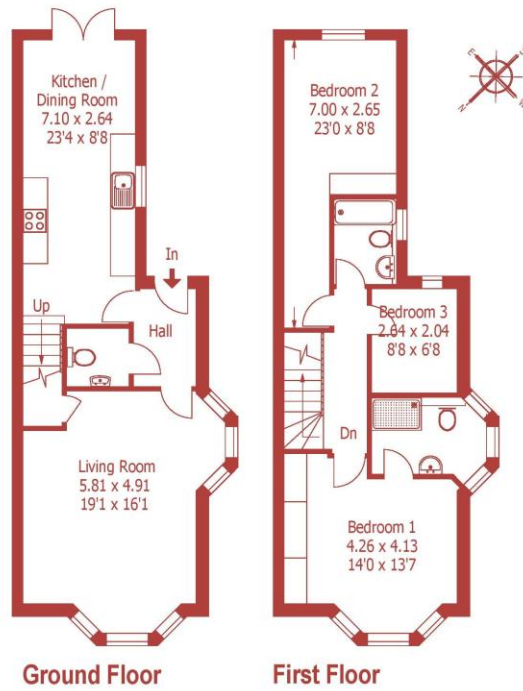
Band D

DIRECTIONS:

From Wimborne town centre, proceed south along Poole Road. After the Coach & Horses pub, turn left into New Borough, which leads into Station Road, and Pondskaters can be found at the far end of the road, on the left hand side.



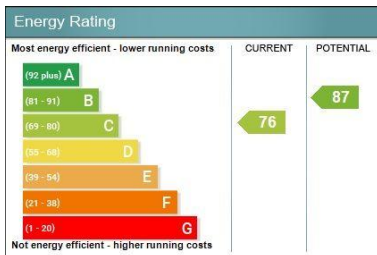
Approximate Gross Internal Area :- 100 mt / 1075 sq ft



For identification purposes only, not to scale, do not scale
 Dimensions taken to unfinished wall. Dimensions and locations
 of fittings may vary in finished property.



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.



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

