



23A AVENUE ROAD, WIMBORNE, DORSET, BH21 1BS

£435,000 FREEHOLD

A CHARMING 2 DOUBLE BEDROOM VICTORIAN SEMI-DETACHED HOUSE WITH OFF ROAD PARKING, SITUATED IN ONE OF WIMBORNE'S MOST POPULAR RESIDENTIAL AVENUES, WITHIN A MILE'S LEVEL WALK OF THE SQUARE. NO FORWARD CHAIN.

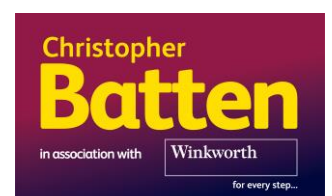
SUMMARY:

The accommodation includes a sitting room to the front, a conservatory to the rear, and a generously sized kitchen/dining room between the two. Upstairs there are 2 spacious bedrooms, both of which have wardrobes, a bathroom and a cloakroom.

AT A GLANCE

- 2 double bedrooms
- First floor bathroom & cloakroom
- Charming sitting room & conservatory
- Spacious kitchen/dining room
- Off road parking & courtyard garden

Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION:

An entrance vestibule and hall lead to a delightful sitting room with an Adam style ornamental fireplace, and a bay window to the front.

The spacious central kitchen/dining room features modern units, work surfaces, space for appliances, and a large under stairs cupboard. A door gives access to a rear conservatory with sliding doors to the courtyard garden.

On the first floor there are 2 spacious double bedrooms, both of which have wardrobes, a bathroom and a separate WC.

A gravelled driveway provides off road parking to the side of the house, and a gate leads to the rear courtyard garden which has been paved for ease of maintenance, and features rose and shrub borders.

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

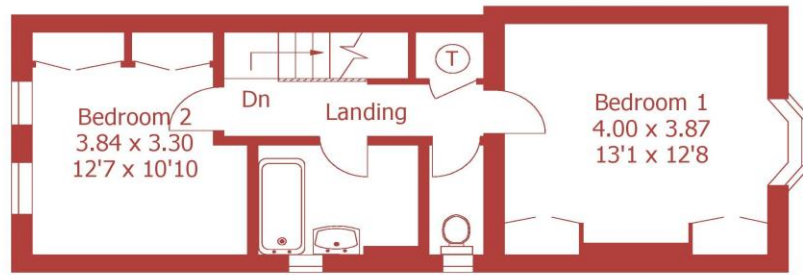
DIRECTIONS:

From Wimborne town centre, proceed along Leigh Road. At the crossroads with St Johns Hill on the left, turn right into Avenue Road, and number 23a can be found on the left hand side.





Approximate Gross Internal Area :- 95 sq m / 1019 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.



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

