



12 NEW BOROUGH, WIMBORNE, DORSET, BH21 1RA
£495,950 FREEHOLD

A BEAUTIFULLY PRESENTED 3 DOUBLE BEDROOM SEMI-DETACHED VICTORIAN HOUSE WITH A GARAGE AND OFF ROAD PARKING, IN A CONVENIENT LOCATION WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE, AND CLOSE TO RIVER WALKS BESIDE THE STOUR.

SUMMARY:

Extended and tastefully refurbished, the property has been well maintained and retains character features including exposed pine floorboards, Victorian fireplaces, and panelled doors. There is gas central heating and replacement UPVC double glazing.

AT A GLANCE

- Beautifully presented
- Level walking distance of Wimborne town centre
- Garage and off road parking
- 3 double bedrooms
- Character features

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DESCRIPTION:

The reception hall has exposed floorboards and an under stairs cupboard. The sitting room features a Victorian fireplace and an attractive bay window to the front. There is a separate dining room with a Victorian fireplace, built-in alcove units and exposed floorboards. The open plan kitchen has an excellent range of Shaker style units, solid beech worktops, integrated dishwasher, and space for a free standing cooker (with gas and electric cooker points.) A door leads to a utility room with space and plumbing for washing machine, wall mounted combination gas central heating boiler, space for fridge and freezer, and door to the rear garden. There is a ground floor bathroom with bath (with shower attachment and screen,) wash basin, WC, towel radiator and fully tiled walls.

A staircase with turned spindles leads to the first floor landing which has storage and airing cupboards. Bedroom 1 has a built-in wardrobe and an en suite shower room (with corner shower, wash basin, WC and towel radiator.) Bedroom 2 has built-in wardrobes. From the landing, a door and stairs lead to the second floor where there is an attic bedroom 3 with a Velux window and access to eaves storage space.



To the front of the house there is a low brick wall with a wrought iron railing. A driveway provides a parking space and leads to a detached garage/workshop with up-and-over door, personal side door, lighting and power points. A gate leads to the private, enclosed rear garden, which is principally lawned, with flower 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.

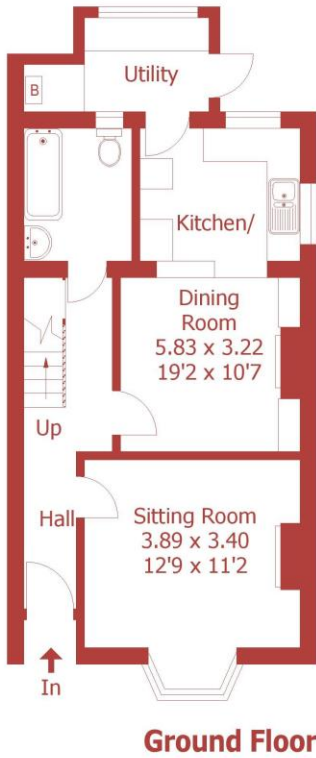
COUNCIL TAX:

Band C

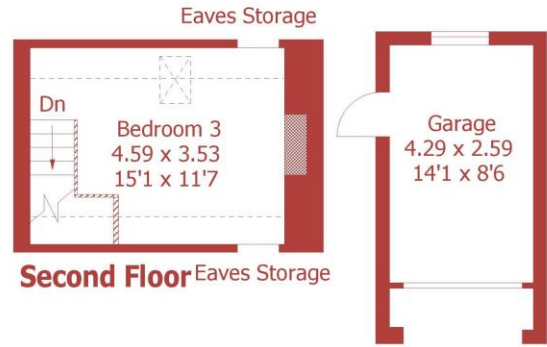
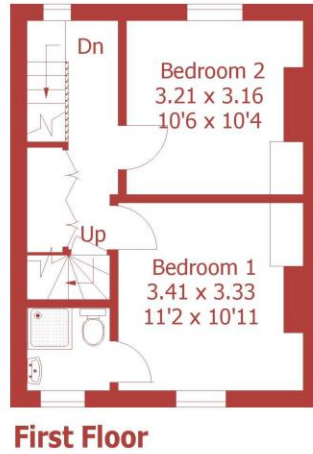
DIRECTIONS:

From Wimborne town centre, proceed south along Poole Road. Just beyond the Coach & Horses pub, turn left into New Borough, and number 12 is on the left hand side.





Approximate Gross Internal Area :- 102 sq m / 1101 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			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(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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