



16 WHITEHOUSE ROAD, WIMBORNE, DORSET, BH21 1QL
£450,000 FREEHOLD

AN OLDER STYLE 3 BEDROOM DETACHED FAMILY HOUSE IN NEED OF COMPLETE MODERNISATION AND FOR SALE WITH NO FORWARD CHAIN, SET IN A SOUGHT AFTER ESTABLISHED ROAD LESS THAN A MILE FROM WIMBORNE TOWN CENTRE.

SUMMARY:

The property retains aspects of its original character, but requires total refurbishment. It stands in an attractive corner position with a small cul-de-sac to the right hand side.

AT A GLANCE

- In need of complete modernisation
- NO FORWARD CHAIN
- 2 reception rooms
- Sought after location
- Garage and off road parking



DESCRIPTION:

A charming entrance hall leads to a ground floor cloakroom. There is a spacious sitting room with a picture window to the front and a tiled open fireplace. Glazed sliding doors lead to a rear dining room, from which further sliding doors lead to the kitchen/breakfast room, which has a door to outside.

All 3 first floor bedrooms have built-in cupboards, and there is a bathroom to the front.

There is a spacious lawned front garden, off road parking and an attached garage. The rear garden is in need of clearing and cultivation.

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:

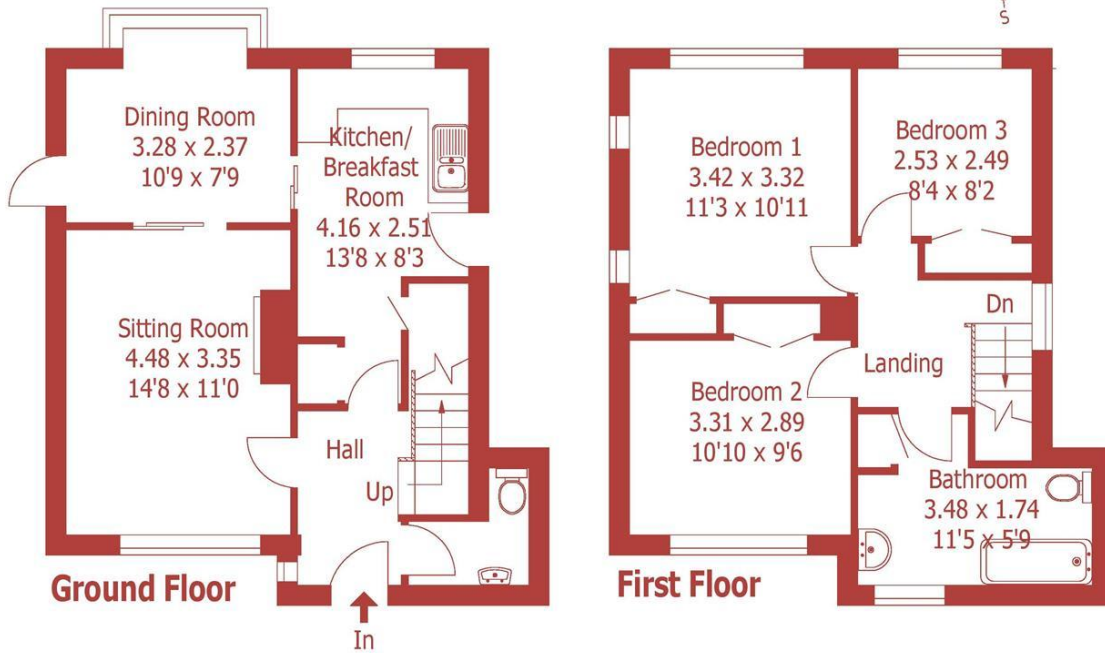
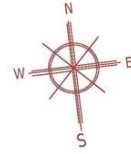
Band E

DIRECTIONS:

From Wimborne town centre, proceed along Poole Road, over Canford Bridge and onto Oakley Hill. Take the first turning on the left into Whitehouse Road.



Approximate Gross Internal Area :- 90 sq m / 973 sq ft



For identification purposes only, not to scale, do not scale

Drawn using existing drawings and dimensions



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		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	21	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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