



19 COLE STREET, WIMBORNE, DORSET, BH21 2FY
£385,000 FREEHOLD

A WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE WITH A LARGER THAN AVERAGE GARDEN, IN A POPULAR RESIDENTIAL AREA LESS THAN 2 MILES FROM WIMBORNE TOWN CENTRE.

SUMMARY:

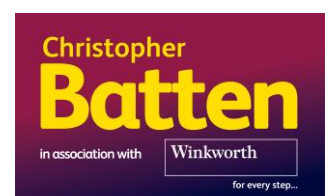
Built to a good specification by David Wilson Homes, this attractive, contemporary home is well presented, and benefits from gas central heating, off road parking and easy access to Wimborne' wide range of amenities.



AT A GLANCE

- 3 bedrooms
- En suite shower room & family bathroom
- Well proportioned living room & kitchen/dining room
- Off road parking
- Larger than average garden for this type of home

Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION:

The property has an EPC rating of B (84), reflecting the high energy efficiency standards of the David Wilson Homes build, and resulting in lower than average running costs.

On the ground floor, a good-sized living room enjoys a good level of natural light and provides comfortable reception space. Adjacent is a spacious kitchen/dining room, well appointed with contemporary fittings and offering ample space for day-to-day family use. A cloakroom completes the ground floor accommodation.

On the first floor there are 3 well proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room. Bedroom 2 also has built-in wardrobes, and there is a useful single bedroom or home office, and a family bathroom.

To the front, the open plan garden has a lawn and shrubs, and a paved footpath to the front door. The rear garden is a particular feature, being larger than average for this type of home, and offering good scope for outdoor use.



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.

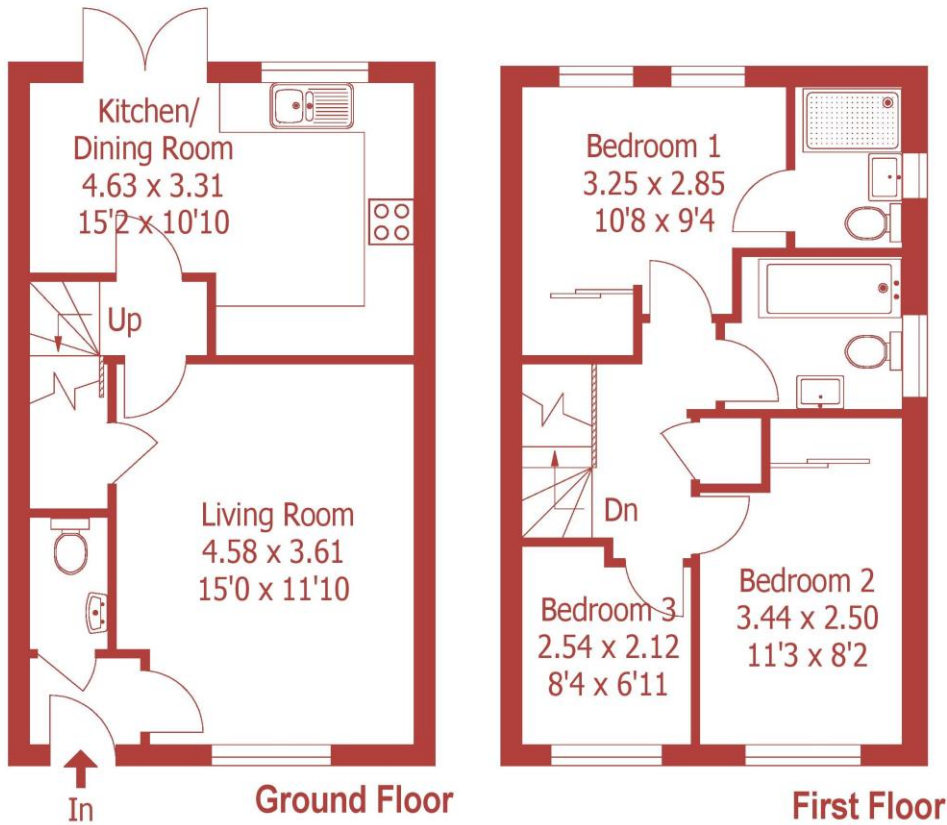
COUNCIL TAX: Band D

DIRECTIONS:

From Wimborne, proceed east towards Ferndown along Leigh Road, which becomes Wimborne Road West. Just past By-The-Way Field on your left, turn right into Lonsdale Road. Turn left into Strickland Way and take the fourth turning on the right into Cole Sreet. Number 19 is on the right hand side.



Approximate Gross Internal Area : 73 sq mt / 787 sq ft



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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

