



20 CRESCENT ROAD, WIMBORNE, DORSET, BH21 1BJ
£325,000 FREEHOLD

A CHARMING 3 BEDROOM MID TERRACE VICTORIAN HOUSE IN A CONVENIENT POSITION, WITHIN A FEW MINUTES' LEVEL WALK OF WIMBORNE TOWN CENTRE, WITH A SOUTH-WESTERLY FACING REAR GARDEN ADJOINING ALLOTMENTS, AND NO FORWARD CHAIN.

SUMMARY:

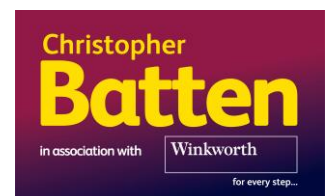
The property benefits from gas central heating, and UPVC double glazing.



AT A GLANCE

- NO FORWARD CHAIN
- South-westerly facing rear adjoining allotments
- Convenient town centre location
- Scope for roof conversion, STPP
- Spacious lounge/dining room

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DESCRIPTION:

A front door leads to a long hallway with a ceramic tiled floor. The spacious, well proportioned lounge/dining room features a fireplace (with quarry tiled hearth and decorative wood burning stove), a staircase (with an understairs recess), and a glazed serving hatch and door leads through to the kitchen/breakfast room. The kitchen is fitted with a range of antique pine fronted units, worktops, integrated Bosch ceramic hob (with cooker hood above) and electric oven, appliance space and plumbing for washing machine, space for fridge/freezer, and door to the rear garden. A rear hallway has a skylight, and door to a bathroom with a panelled bath (with wall mounted shower fitment), pedestal wash hand basin, low cistern WC, and a cupboard containing a Glow-worm boiler.

From the dining area, a staircase with three-quarter landing leads to a large first floor landing with access to roof space. Agents' Note: this area offers great scope for a potential roof conversion, subject to the necessary planning consents. Bedroom 1 has exposed pine floorboards which overlooks the rear garden. Bedrooms 2 and 3 overlook the front elevation.



The property fronts directly onto Crescent Road, there is no off road parking but street parking is immediately available outside. The nicely enclosed south-westerly facing rear garden has timber panelled fencing, a circular patio, outside tap, centre lawn, and a hardstanding area suitable for a shed.

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:

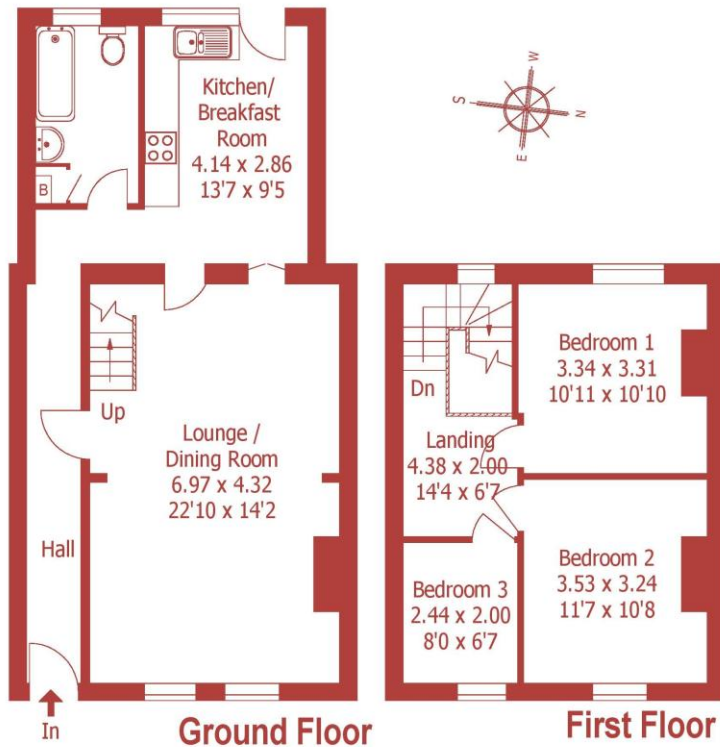
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DIRECTIONS:

From the roundabout near the Quarterjack health practice, proceed east along Leigh Road, taking the first vehicular turning into Crescent Road. The property can be found at the far end on the right hand side.



Approximate Gross Internal Area :- 95 sq mt / 1027 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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