



9 Victoria Road
Wimborne, Dorset, BH21 1EW

A deceptively spacious 4 bedroom, 4 reception room, 3 bathroom detached house offering great potential for refurbishment, situated in a convenient location close to Redcotts Recreation Ground and many town centre amenities.

PRICE GUIDE:
£800,000-£825,000
FREEHOLD





Standing on a superb site with double garaging, paved off road parking and a westerly facing, 100ft rear garden, the property is accessed off a private driveway which also serves the 3 adjacent properties.

The house was traditionally constructed circa 1961, and has facing brick elevations, a ridged slate roof, gas central heating and UPVC double glazed windows.

An entrance hall with a ceramic tiled floor leads to a shower room (with shower cubicle, wash basin and WC).

There is a large, dual aspect sitting room overlooking the rear garden, with fireplace and electric fire, and glazed double doors to the garden.



 4
  4
  3



The spacious dining room has a brick fireplace, and glazed double doors to a garden room (with solid ceiling and full height windows overlooking the garden).

The study has a range of fitted furniture. The kitchen has ample modern units, worktops and appliance space, and there is also a utility room with stainless steel sink, base and wall units, and personal door to the garage.

An open tread staircase leads to a semi-galleried first floor landing. Bedroom 1 is a large, L-shaped double room with a spacious dressing room and an en suite bath/shower room (with bath, walk-in shower, wash basin, WC and rooflight).

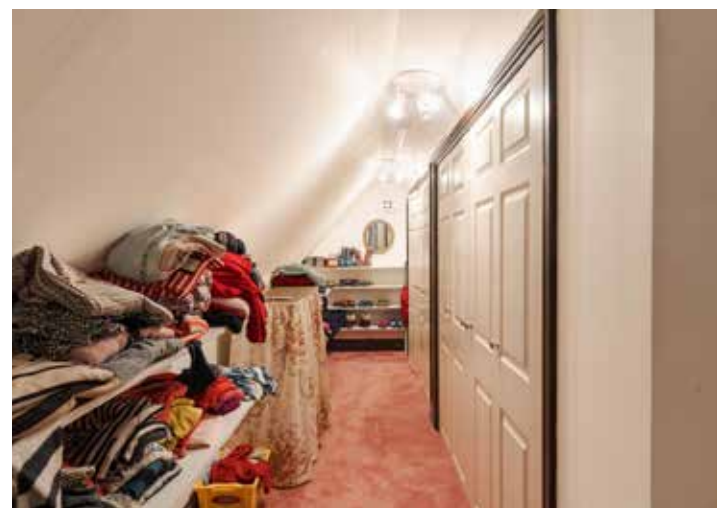
Bedroom 2 is a spacious double room with built-in wardrobes and an en suite cloakroom.

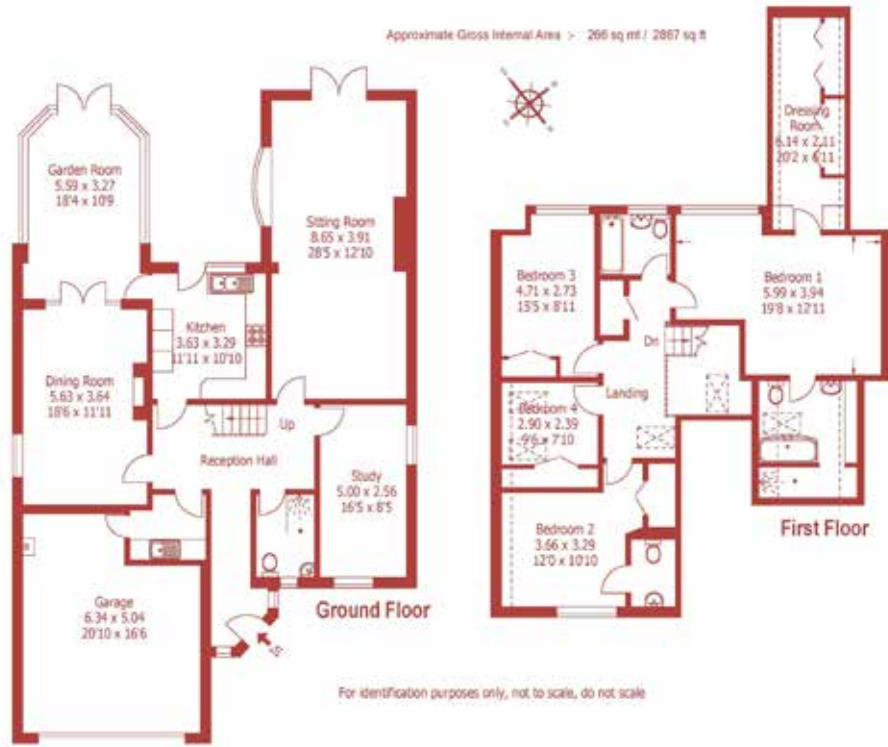
Bedroom 3 is a double room with a built-in wardrobe, bedroom 4 is a large single with a built-in wardrobe, and the family bathroom comprises bath, wash basin and WC.



Outside, there is a large paved driveway with parking for at least 3 vehicles, leading to an integral double garage with up-and-over door, power and lighting. The private, westerly facing rear garden is an outstanding feature, extending to about 100ft and enclosed by fencing and hedges. There is a full width paved terrace, a large pond/water feature a second terrace with stone pillars and wisteria, a lawn, well planted borders, a palm tree and an acer, and a compost area screened by trellis.

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.





DISCLAIMER:

Winkworth 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 Winkworth 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.



DIRECTIONS: From the roundabout at the junction of Julians Road and West Street, proceed into Victoria Road, towards Blandford. Just after The Green Man pub, the driveway to 9 Victoria Road can be found on the left hand side.

COUNCIL TAX: Band G

EPC RATING: Band C







properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT



Christopher
Batten

in association with

Winkworth