



113 LEIGH ROAD, WIMBORNE, DORSET, BH21 2AB
£350,000 FREEHOLD

A TASTEFULLY DECORATED AND UPDATED 2 BEDROOM SEMI-DETACHED HOUSE IN A POPULAR RESIDENTIAL ROAD WITHIN EASY REACH OF WIMBORNE TOWN CENTRE, WITH A PRIVATE, LOW MAINTENANCE REAR GARDEN LEADING TO OFF ROAD PARKING FOR 2 VEHICLES.

SUMMARY:

The entrance hallway leads to a charming living room with a cast iron fireplace surround and a wide bay window to the front.

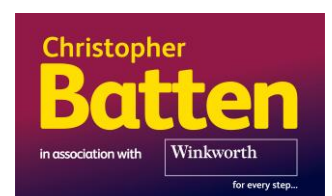
To the rear, the kitchen/dining room has white gloss handleless units, a dark effect worktop, a teal ceramic tiled splashback, integrated dishwasher, a black composite sink and a stainless steel extractor over the integrated oven and induction hob.



AT A GLANCE

- Tastefully decorated throughout
- Attractive living room
- Modern bathroom & kitchen/dining room
- Low maintenance garden
- Off road parking for 2 vehicles.

Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION:

The dining area has a contemporary vertical radiator, access to a larder/fridge recess, and a half glazed door to the conservatory. Constructed on a brick plinth with UPVC windows and a polycarbonate roof, the conservatory currently serves as a utility area, with tile effect laminate floor, radiator and sliding doors to outside.

Upstairs, bedroom 1 is a well-proportioned double to the front with a wide bay window. Bedroom 2 is to the rear, and there is a well presented, fully tiled bathroom with bath (with shower screen over), wash basin and WC.

A tall, neatly maintained hedge screens the property from Leigh Road, and the house is set well back, with a long lawned front garden and concrete path to the front door.

A side gate gives access to a paved side passageway to the rear garden which is largely paved for ease of maintenance, with close boarded fencing and established shrubs in raised beds. There is a timber garden store, a door to an external store room, and a gate leading to the rear off road parking for 2 vehicles.



LOCATION:

113 Leigh Road enjoys easy access to both a Spar shop and an M & S Simply Food store, and is on a level route to Wimborne town centre. Wimborne 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.

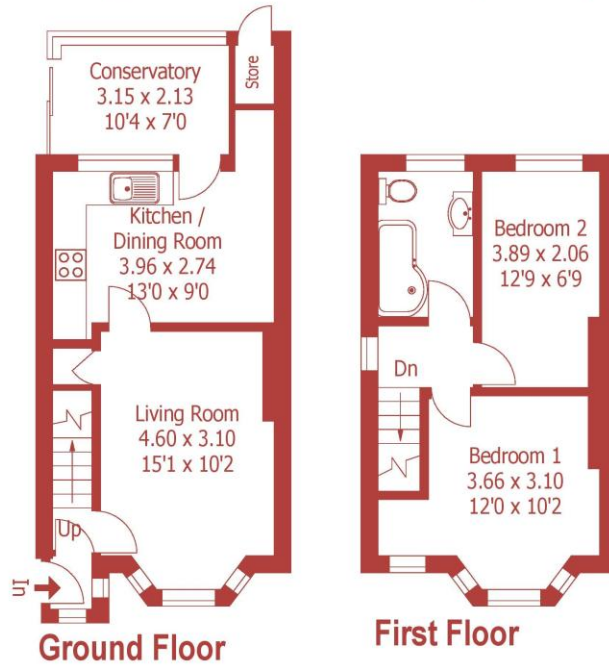
COUNCIL TAX: Band C

DIRECTIONS:

From Wimborne town centre, proceed east along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. The property can be found on the left hand side just after the turning to Fairfield Road.



Approximate Gross Internal Area :- 67 sq mt / 725 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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

