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AVENUE ROAD

WIMBORNE, BH21 1BT



GUIDE PRICE £450,000

- SEMI-DETACHED TOWN HOUSE
- THREE DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- LOUNGE
- FAMILY BATHROOM
- OFF ROAD PARKING
- LARGE REAR GARDEN
- GARDEN BUILDING

This three bedroom semi-detached town house is conveniently located within easy walking distance of the thriving town centre of Wimborne with its array of amenities and places of interest.

The property is immaculately presented throughout with an interesting mix of character and contemporary features and finishes.

On the ground floor the heart of this family home is undoubtedly the open plan kitchen//dining/family room which has French doors leading out to the delightful rear garden. The stylishly appointed kitchen has a range of contemporary style base and wall units with wooden worktops and including a breakfast bar, with hard flooring laid throughout. A separate lounge with feature fireplace overlooks the front of the property.

On the first floor there are two double bedrooms and a contemporary family bathroom fitted with white suite and wooden floorboards. A third double bedroom is located on the second floor.

Outside, there is off road parking to the front of the property and the large rear garden enjoys a good degree of privacy with fencing and walled boundaries. A paved area immediately to the rear of the



property provide ideal space or outdoor dining and extensive lawns lead to the garden building/office set towards to the rear of the plot.

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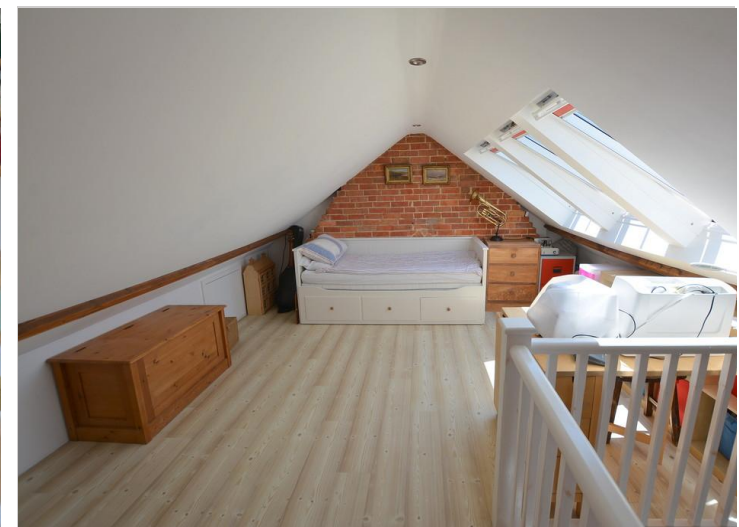
The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

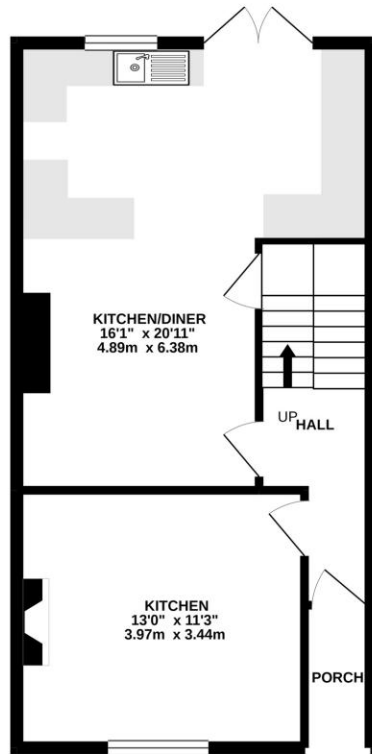
Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

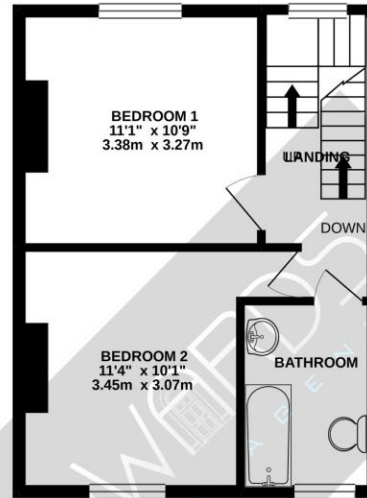
There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.



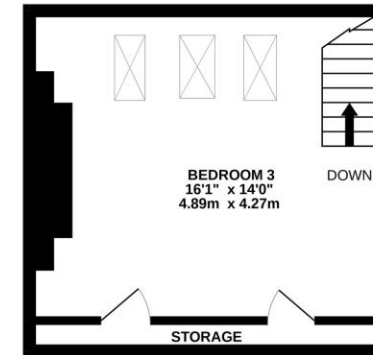
GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



2ND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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