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**MINSTER VIEW**

WIMBORNE, BH21 1BA



# GUIDE PRICE £375,000

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- END TERRACE FAMILY HOME
- THREE BEDROOMS
- GENEROUS LIVING ROOM
- FITTED KITCHEN

This three bedroom, end of terrace family home is conveniently located within walking distance of Wimborne town centre and local well regarded schools.

The property is presented in good order throughout, offering well proportioned accommodation including on the ground floor - an enclosed entrance porch leading to an inner hallway with ground floor cloakroom and stairs rising to the first floor.

The kitchen is fitted with a range of modern base and wall units with worktop and breakfast bar, together with floorspace for free standing white goods. The good size living room enjoys a rear aspect. Laid throughout with laminate flooring, it has a feature coal effect fireplace and glazed doors lead out to a rear lobby which in turn gives access to the rear garden.

- FAMILY BATHROOM AND CLOAKROOM
- GOOD SIZE REAR GARDEN
- GARAGE IN A BLOCK
- NO FORWARD CHAIN

Upstairs there are two double bedrooms, each with built-in wardrobes and one single bedroom. The modern family bathroom is fully tiled with vinyl flooring and the bath has a shower over with side screen.

Outside the gardens to front and rear are laid mainly to lawn with established planting to rear boundaries providing a good degree of privacy. The generously sized rear garden has an ornamental pond and ample space to install a summerhouse as well as side access with potential to extend - subject to planning permission.

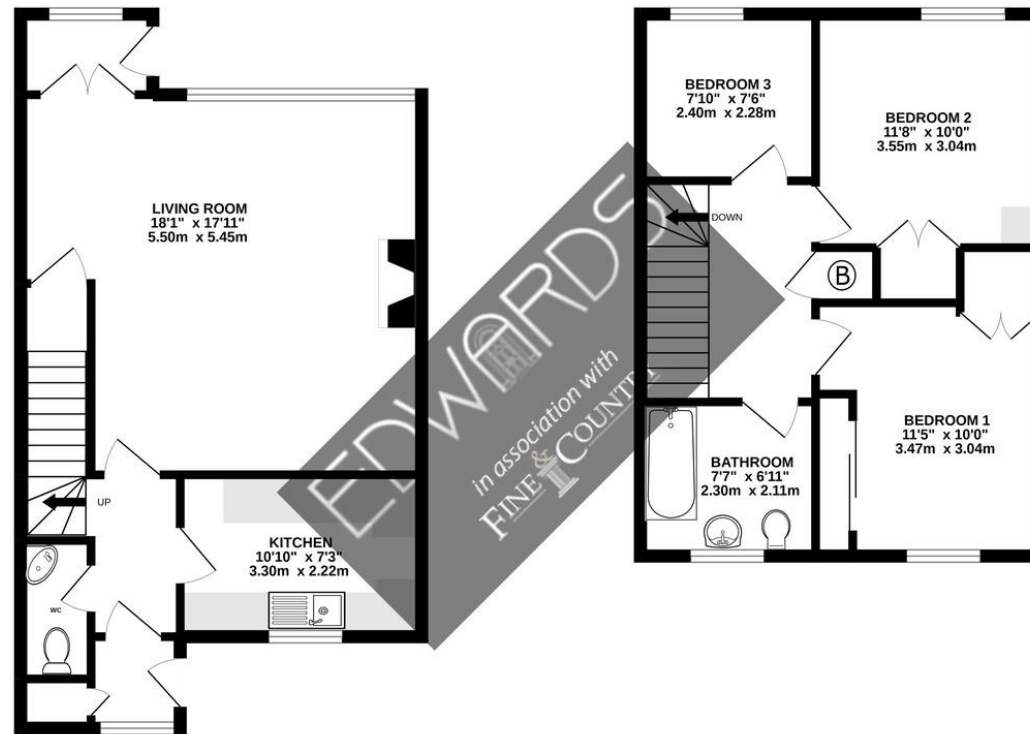
There is a garage nearby in a separate block.  
EPC: C



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GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.7 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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## Wimborne Sales Office

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