



Asking Price

£395,000

Freehold

ST CATHERINES, WIMBORNE BH21 1BE



2



2



1



0



1



- ◆ **TERRACED HOUSE CLOSE TO TOWN CENTRE**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **TWO RECEPTION ROOMS**

A mid-terrace, two bedroom, Victorian style home situated very close to Wimborne town centre and boasting scope to be able to extend (STPP) as well as having a westerly aspect garden and two reception rooms.

## Property Description

St Catherines is situated within the Victorian Quarter of the town centre and comprises a blend of detached, semi-detached and terraced housing. This particular property is positioned centrally in the road and the accommodation comprises of a living room, dining room, kitchen and cloakroom to the ground floor with two double bedrooms and family bathroom to the first floor. In our opinion there is scope to be able to extend the property, not only to the rear elevation but also be developing the loft space (STPP). The home further benefits from being double glazed and has gas fired heating.

## Gardens and Grounds

The rear garden is primarily laid to lawn and there is a patio area adjoining the rear elevation. The garden is entirely fenced and there is a wood-built shed towards the rear boundary.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. The town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.

Size: 719 sq ft (66.8 sq m)

Heating: Gas fired heating (combi) (serviced annually)

Loft: 50% boarded, no ladder.

Glazing: Double glazed

Parking: Casual off road

Garden: South West

Main Services: Electric, water, gas, drains, telephone

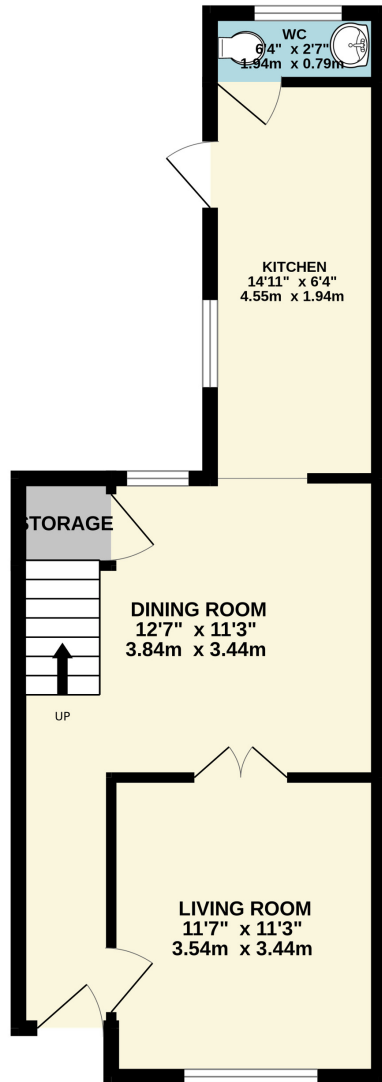
Local Authority: Dorset Council

Council Tax Band: C

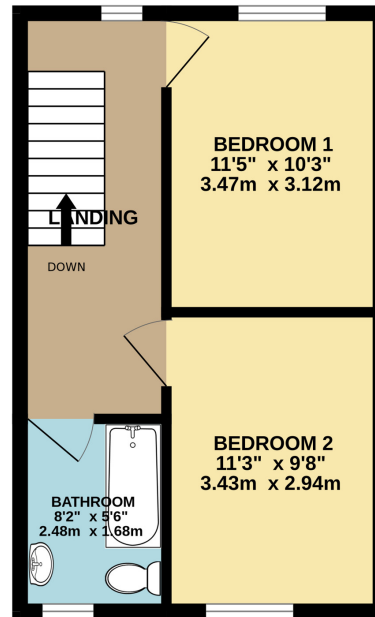




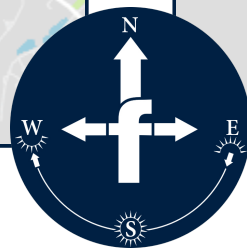
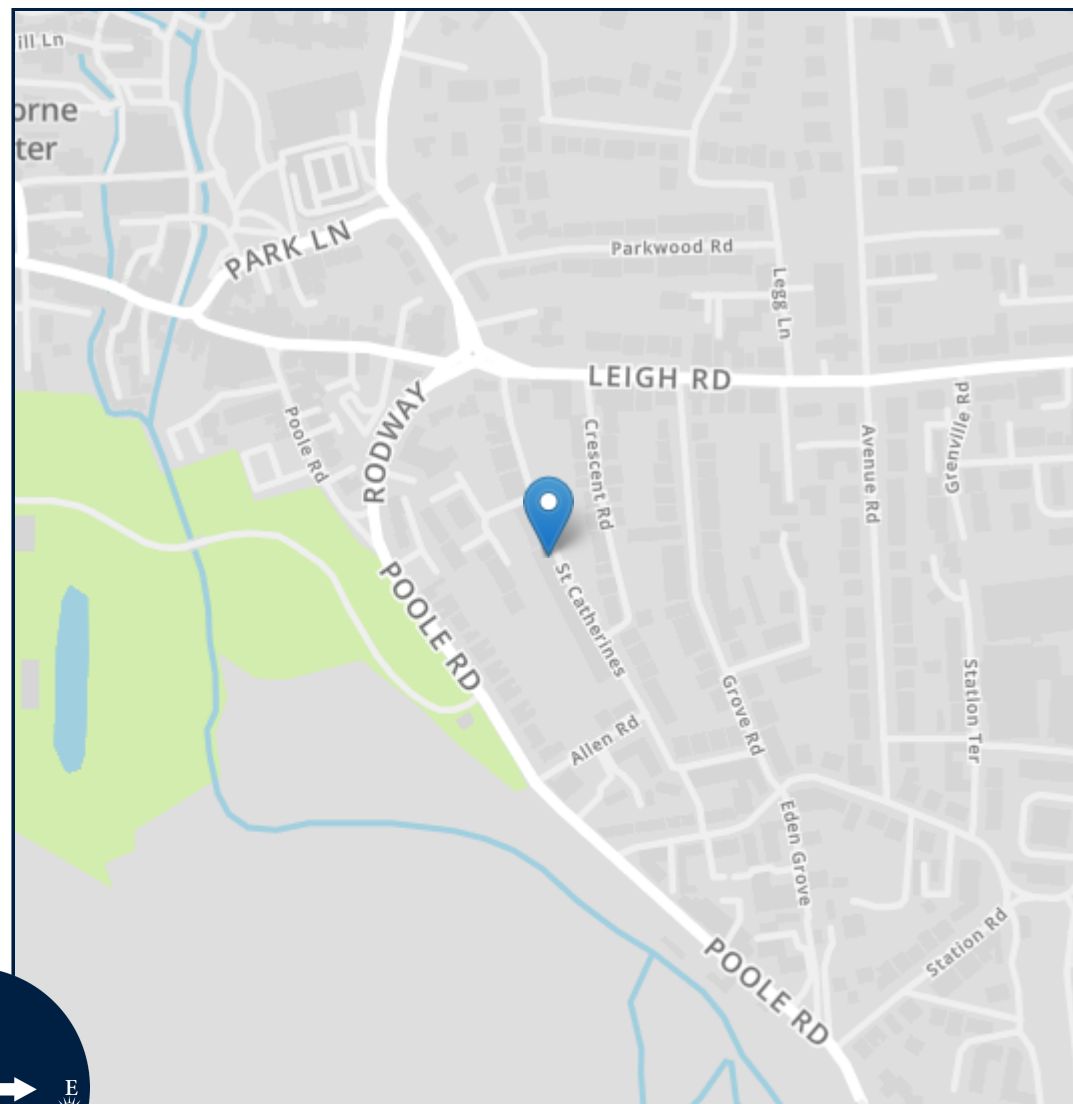
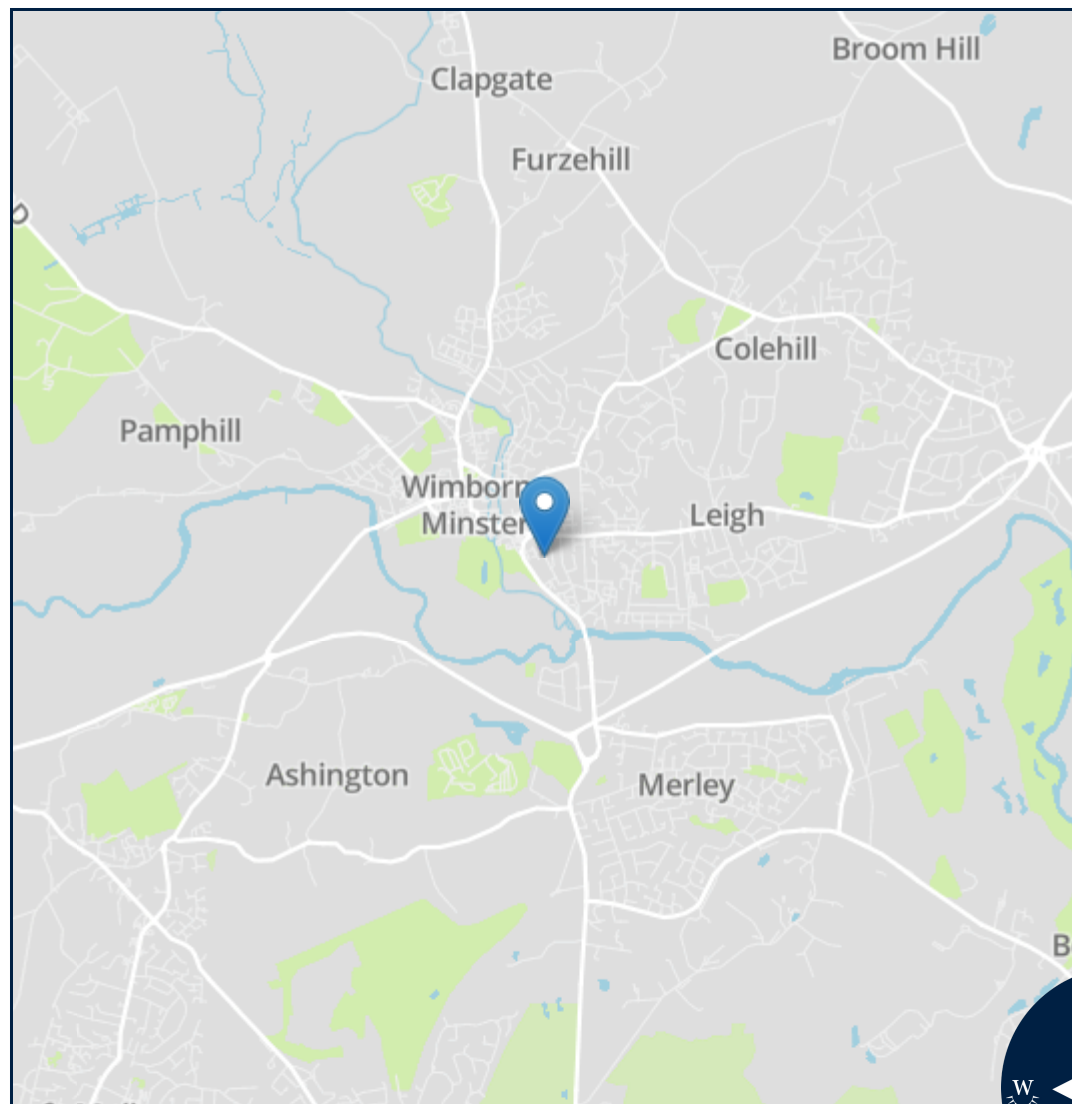
GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000