



31 St Catherines, Wimborne, Dorset, BH21 1BE

£1,300 PCM

- Wimborne
- 2 Reception Rooms
- Council Tax Band: B
- 2 Bedrooms
- Gas Heating
- EPC Rating: D
- Town Centre
- Street Parking

31 St Catherines, Dorset BH21 1BE

** Wimborne ** Short Walk to Town Centre ** 2 Bedrooms ** 2 Reception Rooms ** Shaker Style Kitchen ** Bathroom with Shower over Bath ** Gas Heating ** Pretty, Rear Garden ** Street Parking **



Council Tax Band: B



Property Details

Elegant 2-Bedroom Victorian House – Prime Wimborne Town Centre Location

This well-presented Victorian home is ideally situated within easy walking distance of Wimborne town center, offering both charm and convenience. The property features a welcoming sitting room at the front, complemented by double doors leading to the dining room.

The attractive Shaker-style kitchen is equipped with a built-in electric oven, gas hob, and dedicated spaces for a fridge, freezer, washing machine, and dishwasher. A terracotta-tiled floor adds character, while space for a breakfast table enhances functionality.

Upstairs, two generously sized double bedrooms both benefit from fitted wardrobes, providing ample storage. The spacious bathroom includes a shower-over-bath configuration,

combining practicality with comfort.

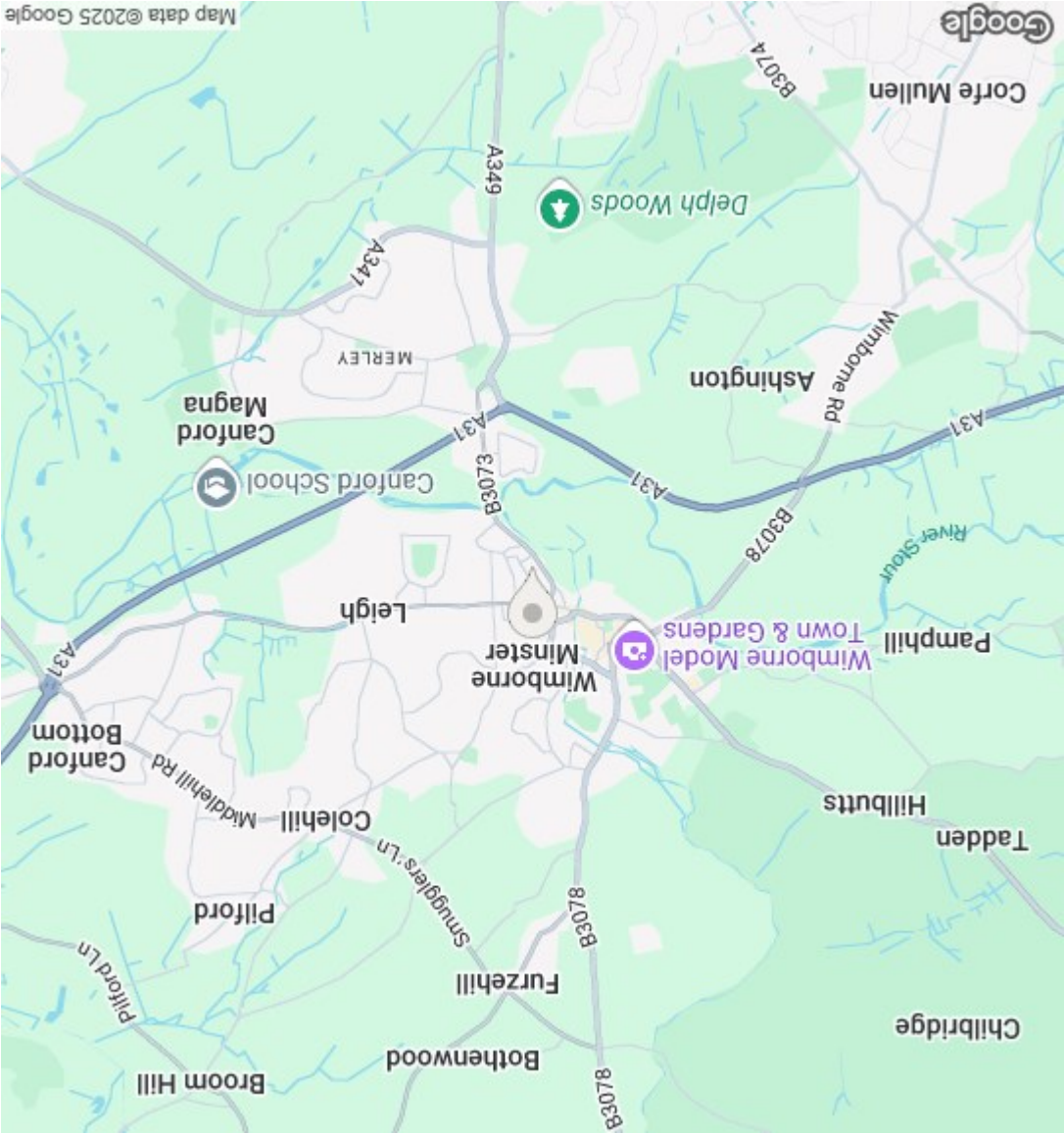
Additional features include full UPVC double glazing and gas central heating for year-round efficiency. Outside, the property boasts a pretty, enclosed rear garden with paved areas and raised flower beds, perfect for outdoor relaxation.

Rent: £1300
Deposit - £1,500
EPC - D
Council Tax - B

"The photos used in this marketing material are to be used for indicative purposes only as they may not be a recent representation of the property décor, appearance, contents or condition. A physical viewing of the property must be carried out prior to application."



Area Map



2 Park Lane, Wimborne, Dorset, BH21 1LD
01202 88 90 88

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

Views by arrangement only.
Call 01202 88 90 88 to make an appointment.



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