



22 Grove Road  
, Wimborne, BH21 1BW

£450,000



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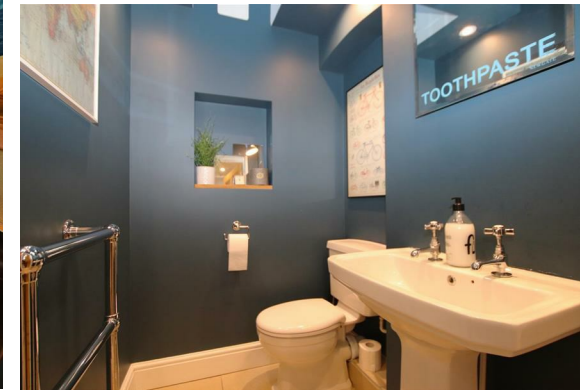
- BEAUTIFULLY DESIGNED - TWO STOREY -  
EXTENDED KITCHEN/ LIFESTYLE ROOM- TWO  
PARKING SPACES - WALKING DISTANCE TO  
TOWN CENTRE - FAVOURED VICTORIAN  
QUARTER LOCATION - STUNNING GARDEN  
ROOM/ OFFICE - GROUND FLOOR CLOAKROOM  
/ WC - UTILITY ROOM -

The St Quintin Property Group are delighted to offer to the market for the first time in 17 years this stunning three bedroom, two reception room Victorian home with well designed and extended kitchen/lifestyle room with bifold doors to garden. The property enjoys a sought after location within easy walking distance of the River Stour and the town centre.

This delightful offering is located within the heart of the Victorian Quarter of Wimborne. A level walk to the town centre, this charming and characterful property is well-presented and has been remodelled, converted and extended offering well balanced accommodation throughout. The ground floor offers a large living room that has been fitted with a feature Woodburner and has front aspect views, a separate utility room and a beautifully extended kitchen/day room/ dining room with a modern fitted 'Making Furniture' kitchen and an array of built in appliances.

The first floor host to two double bedrooms served by a generous and modern family bathroom. Further stairs to a second floor bedroom with dormer window allows for ample height to move around easily.

Outside a low level feature brick wall to the front is adjoined to a small gate leading to the front door and also rear access to the rear of the house via the left hand flank of the building. The garden has been designed for low maintenance with a feature garden/ Office room that has been fitted with ultra fast broadband connections. A large and secure shed is located to the rear of the garden with a path/gate which leads to two parking spaces. The property is entirely double glazed throughout and the heating is provided by a gas fired boiler. Early viewings are advised to appreciate this extremely favourable offering.





## Floor Plan



## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

