



Wimborne
Dorset, BH21 1PD

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FREEHOLD PRICE: £325,000

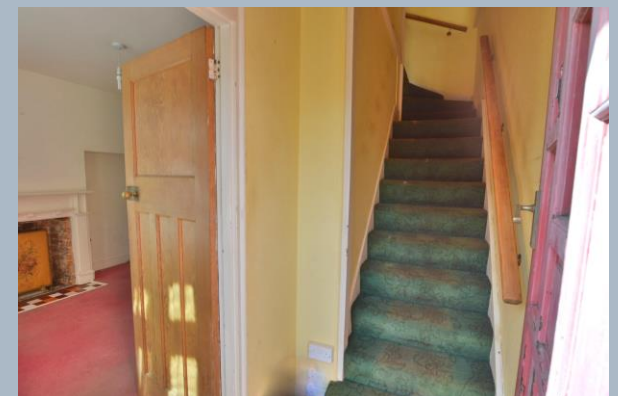
A two bedroom, two reception room semi detached home in need of modernisation situated within a stones' throw of the town centre. NO FORWARD CHAIN.

- Sitting room with under stairs storage cupboard and fireplace with front aspect window
- Separate dining room with door to kitchen and rear aspect
- Kitchen with base and eye level units, space for appliances and door to conservatory
- Conservatory with tiled flooring and rear door to garden
- Two double bedrooms
- Bathroom with three piece suite and airing cupboard
- Outside: Shingle front garden with pathway leading to the front door with side access to rear garden. The rear garden has patio area, lawn and shrub/tree borders enclosed by panel fencing

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

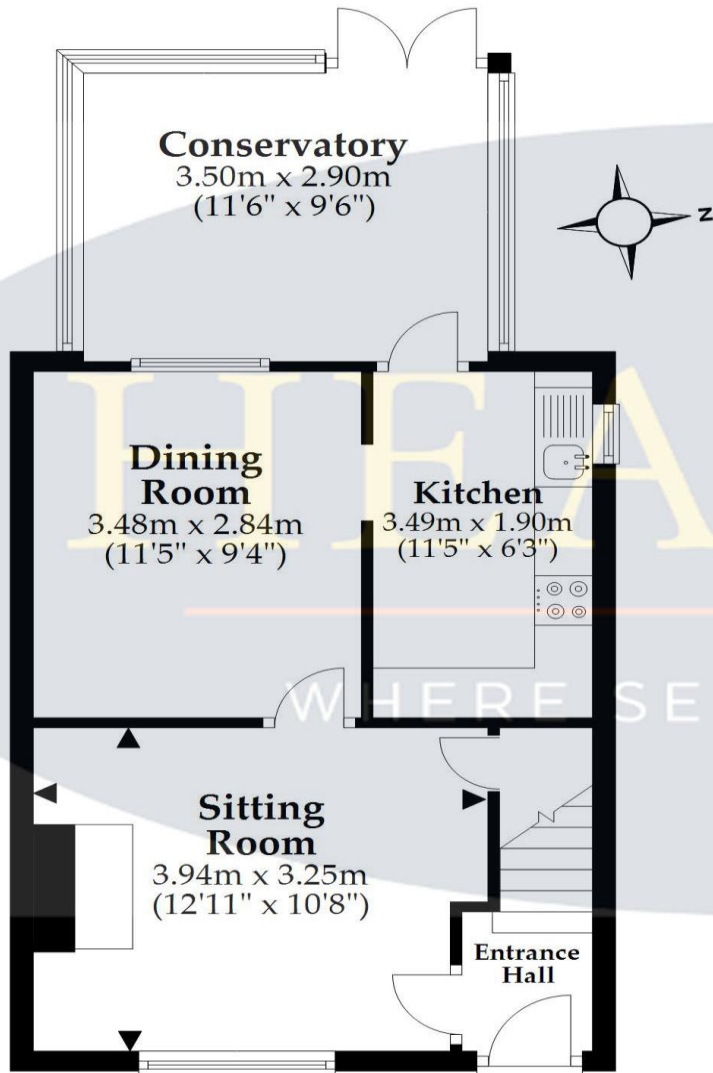
COUNCIL TAX BAND: B EPC RATING: E

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



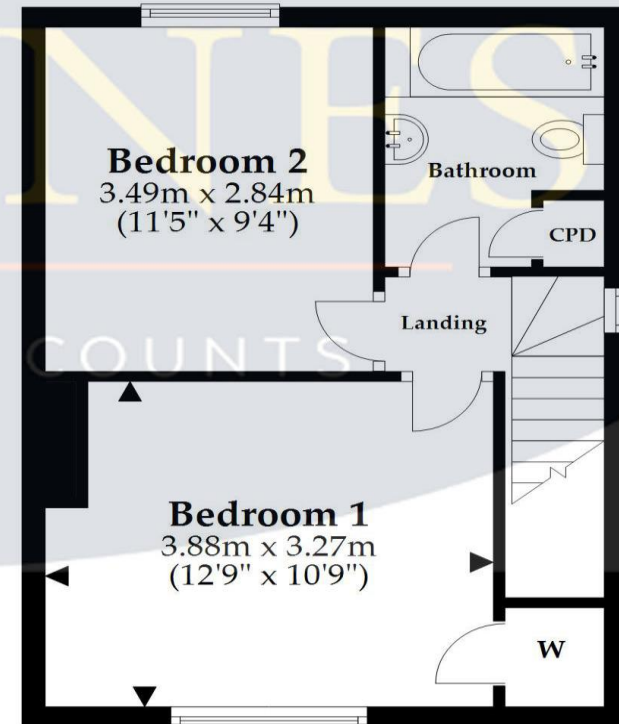
Ground Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 76.7 sq. metres (825.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



