



**Wimborne**  
**Dorset, BH21 1TJ**



# Wimborne, Dorset, BH21 1TJ

## FREEHOLD PRICE: £520,000

A deceptively spacious four double bedroom, two reception room, two bathroom mid terrace home with conservatory and garage on a south west facing plot and set in a cul de sac location less than a mile from the town centre.

- Spacious entrance hall with under stairs storage and access to cloakroom
- Cloakroom with WC and wall mounted wash hand basin and window to side elevation
- Generous size kitchen/diner with range of light oak style units and complementary worktops, breakfast bar to seat four, double oven, four ring gas hob, integrated fridge and space for washing machine, dishwasher and tumble dryer
- Conservatory with power and light, tiled floor, double glazed French doors opening onto the patio
- Dining room with sliding patio doors opening onto the conservatory and double doors opening into the sitting room
- Spacious sitting room with large bay window
- Four double bedrooms, three with fitted wardrobes
- Large main bedroom with en suite bathroom room with shower over the bath, wash hand basin set into built-in furniture, WC and heated towel rail
- Family bathroom with 'p' shaped bath and shower over, wash hand basin set into built-in furniture, WC and heated towel rail
- Integral garage with electric up and over door, power and light
- South west facing landscaped garden which has three different levels, two for al fresco dining and a lawn area which enjoys the evening sun

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. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: E EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

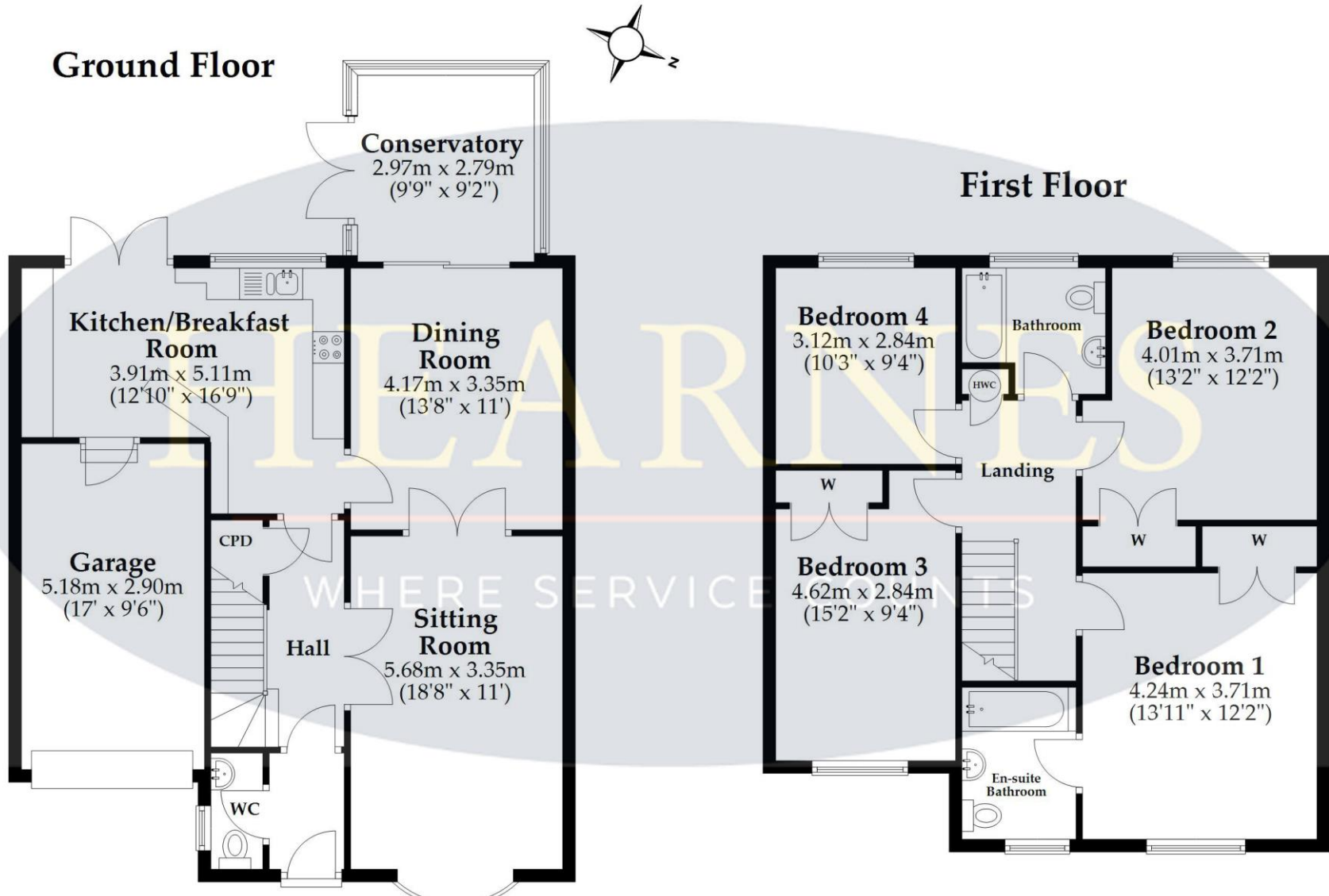








Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 160.1 sq. metres (1723.7 sq. feet)

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











[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD