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Wimborne
Dorset, BH21 1EF

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FREEHOLD PRICE: £310,000

An older style well presented two bedroom end of terrace home with modern kitchen and bathroom within easy walking distance of the town centre.

- Entrance hallway with cloakroom with WC and vanity unit with wash hand basin
- Superb kitchen with range of base and eye level units with complementary worktops, space for appliances, central Island with inset Neff hob and extractor above, adjacent oven and grill, front aspect window and square arch to dining room
- Good size dining room with built in cupboard and stairs to first floor landing, arch to sitting room
- Cosy sitting room with sloping ceiling and French doors to courtyard garden and door off to study
- Useful study with view overlooking courtyard
- Spacious bedroom one with built in wardrobe
- Modern bathroom with white three piece suite
- Second floor landing leading to bedroom two
- Bedroom two with built in cupboard and velux window
- Double glazing and gas heating
- Outside: Easily maintained courtyard garden enclosed by panel fencing with gate leading to right of way for bins etc
- Although the property doesn't have parking, parking permits for the local car parks are currently available from Dorset Council for local residents at a cost of £290 per annum

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: C EPC RATING: E

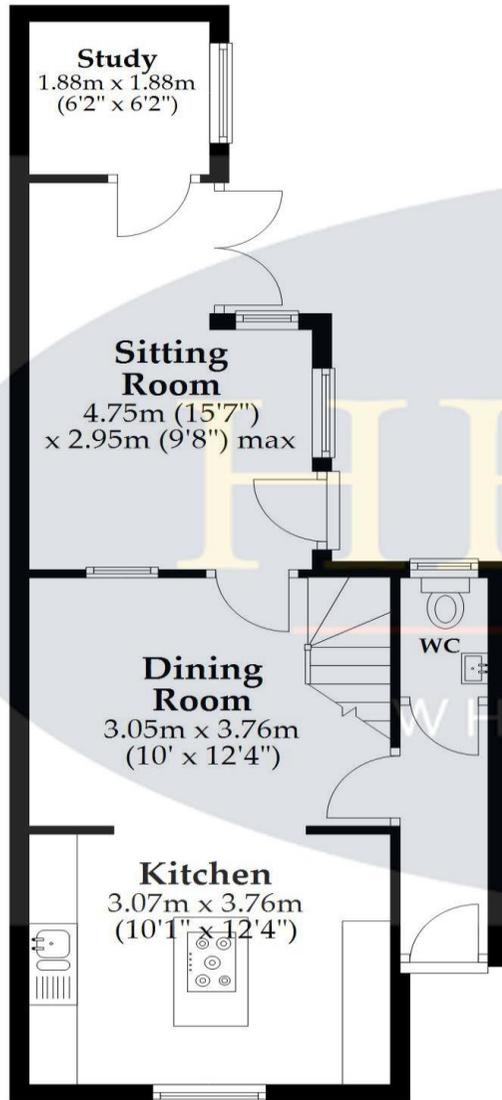
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.



Ground Floor

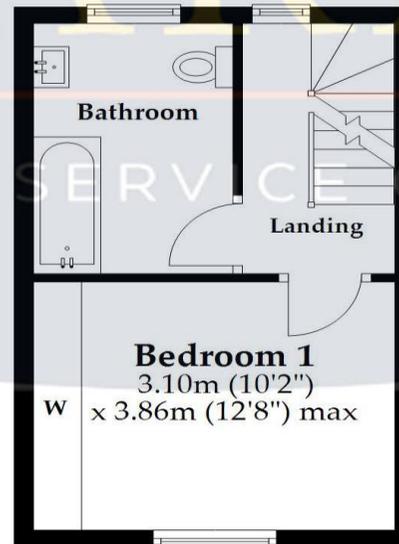
Approx. 44.1 sq. metres (474.7 sq. feet)

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



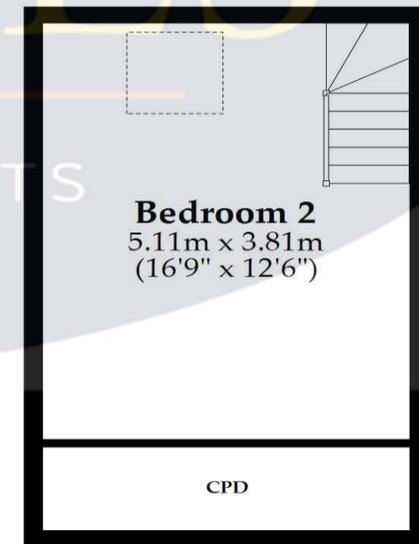
First Floor

Approx. 23.9 sq. metres (257.1 sq. feet)



Second Floor

Approx. 23.7 sq. metres (255.1 sq. feet)



Total area: approx. 91.7 sq. metres (986.9 sq. feet)

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



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