

Wimborne
Dorset, BH21 2AA



HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 2AA

FREEHOLD PRICE: £340,000

A delightful two double bedroom character end of terrace cottage on a very good size plot in a popular location within walking distance of the town centre.

- Spacious sitting/dining room with feature fireplace and inset wood burner, front aspect window and archway to dining area with under stairs storage cupboard and built in cupboards and shelving, rear aspect window
- Modern kitchen with base and eye level units with drawers, space for appliances, extractor fan, side window and door to outer porch with door to garden
- Inner lobby with space for washing machine and fridge freezer
- Cloakroom with WC and wash hand basin with wall mounted boiler
- Two double bedrooms, bedroom one with built in wardrobes and front aspect and bedroom two with ornamental fireplace and rear aspect
- Large bathroom with shaped enclosed bath, shower over bath and shower screen, wash hand basin, WC and heated ladder style towel rail
- Double glazing and gas heating
- Feature stripped wood flooring to hallway and sitting/dining room
- Outside: Shingle front garden with low level walling and side gate giving access to the rear garden. Rear garden with large patio area and decking. The garden is then laid to lawn with an abundance of flower, shrub and tree borders. Good size shed. The garden then continues with further lawn area and raised vegetable boxes, having to the rear a further terrace patio. The garden is enclosed by hedging and fencing and must be viewed to fully appreciate

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.

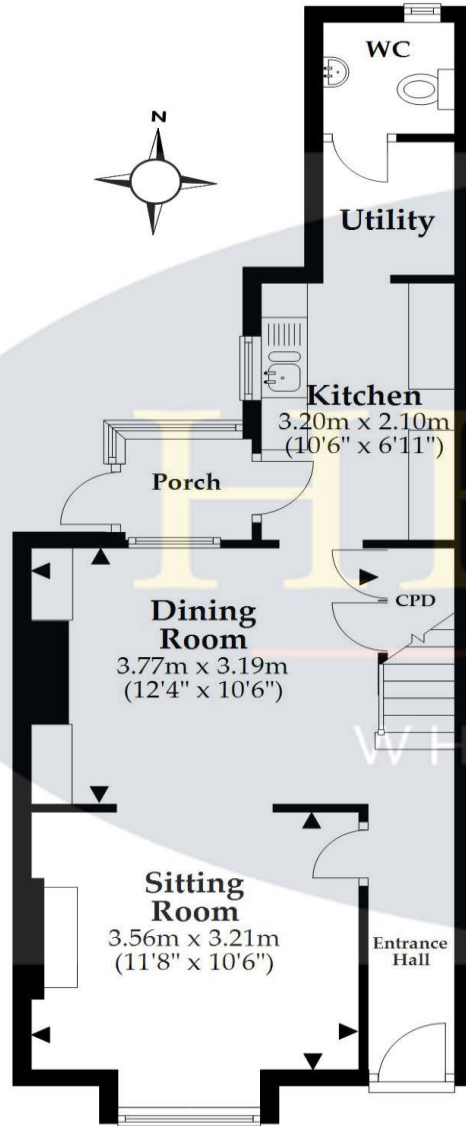
COUNCIL TAX BAND: B EPC RATING: D

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.



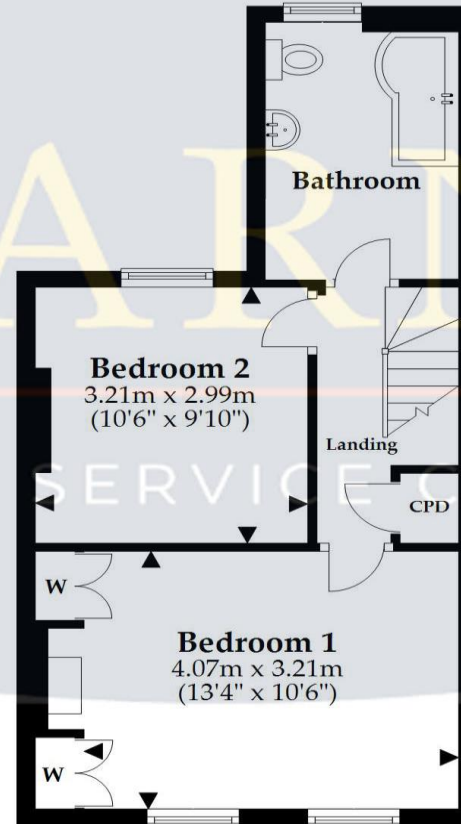
Ground Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



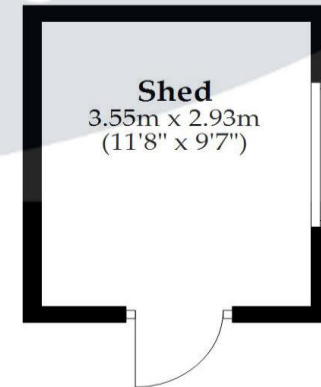
First Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



Outbuilding

Approx. 10.4 sq. metres (112.0 sq. feet)



Total area: approx. 91.6 sq. metres (986.0 sq. feet)

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



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