



Wimborne
Dorset, BH21 2AF

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FREEHOLD PRICE: £395,000

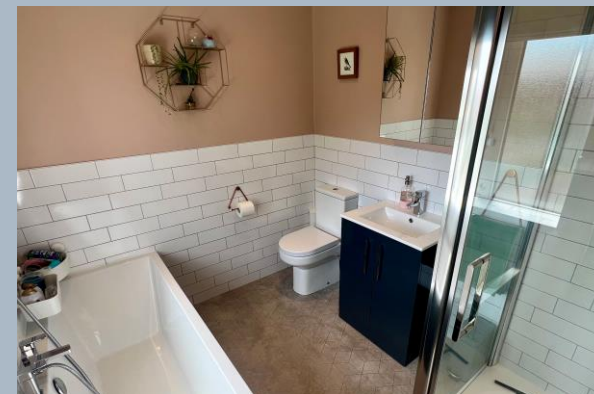
A well presented and spacious three bedroom semi detached family home with superb kitchen/dining room, separate utility room, modern bathroom and large south facing garden with off road parking and garage.

- Entrance hallway with stripped wood flooring and large storage cupboard
- Good size sitting room with stripped wood flooring, wood burner and French doors to garden
- Superb open plan kitchen/dining room with range of base and eye level units with wooden worktops, inset gas hob with extractor fan over and adjacent oven and grill, integrated dishwasher and space for fridge freezer, space for large table and chairs, rear aspect window
- Separate utility room and modern cloakroom
- Three good size bedrooms
- Main bedroom with built in wardrobes and ornamental fireplace
- Modern bathroom with white suite consisting of bath, separate shower cubicle, vanity unit with wash hand basin and WC
- Double glazing and gas heating
- Outside: The property has an elevated position with pedestrian access from Leigh Road to the front garden which is laid to lawn with high hedging borders. The rear garden is south facing with patio area leading to good size lawn area with scope to add a garden room/home office. To the rear a garage can be found and double gate giving ample off road parking. NB: Further parking at rear of property – please discuss with selling agent

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 half a mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: C EPC RATING: D

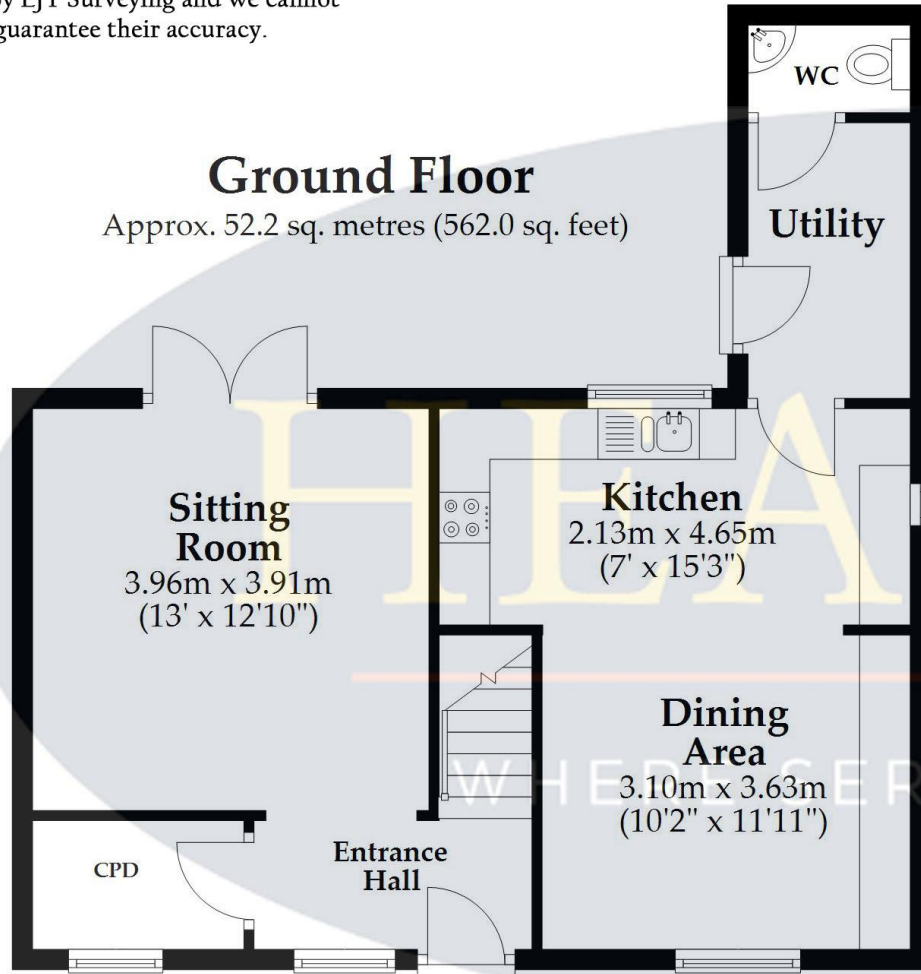
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



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

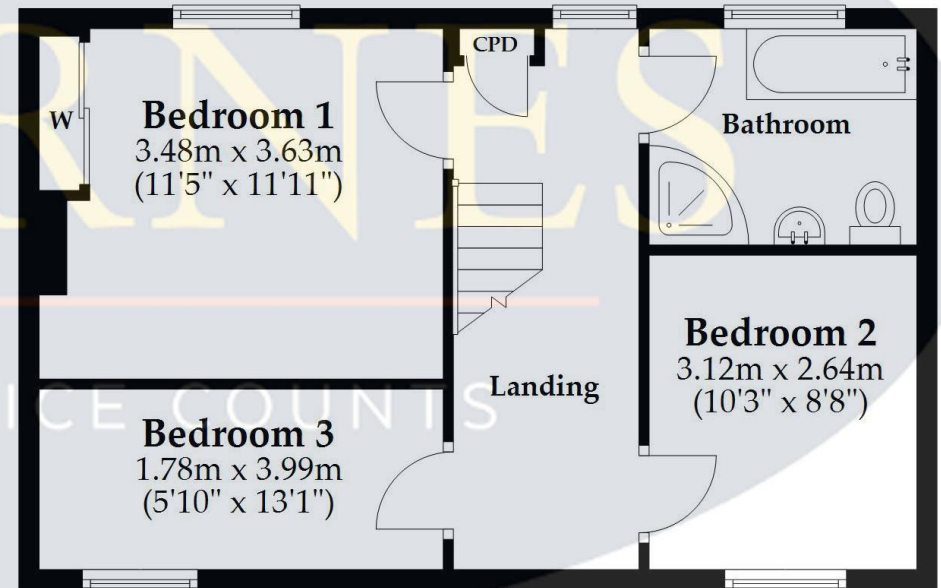
Ground Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.4 sq. feet)



Total area: approx. 97.3 sq. metres (1047.4 sq. feet)

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



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