

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 2ED

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FREEHOLD PRICE: OIEO £400,000

A brand new spacious three double bedroom, two bathroom detached bungalow with superb open plan kitchen/living/dining room, private landscaped garden with al fresco dining area and off road parking for several cars and caravan/ motor home.

- Generous size entrance hall with loft hatch, double door storage cupboard and luxury fitted carpets which continue throughout all the bedrooms and living/dining area
- Superb dual aspect open plan kitchen/living/dining room with double glazed French doors opening onto the patio area. The kitchen is finished in a range of matt grey units with complementary wooden worktops, Bosch built-in oven, AEG induction hob with overhead extractor, space for American style fridge freezer, washing machine and dishwasher
- Three double bedrooms with fitted wardrobes
- The main bedroom also includes an en suite shower room
- Bathroom with bath, matching floor and wall tiles, heated towel rail, pedestal wash hand basin and WC
- Rear garden has been landscaped with fence surround and sheltered patio area ideal for outside dining
- The property is set back from the road with ample off road parking

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

COUNCIL TAX BAND: D EPC RATING: B

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.

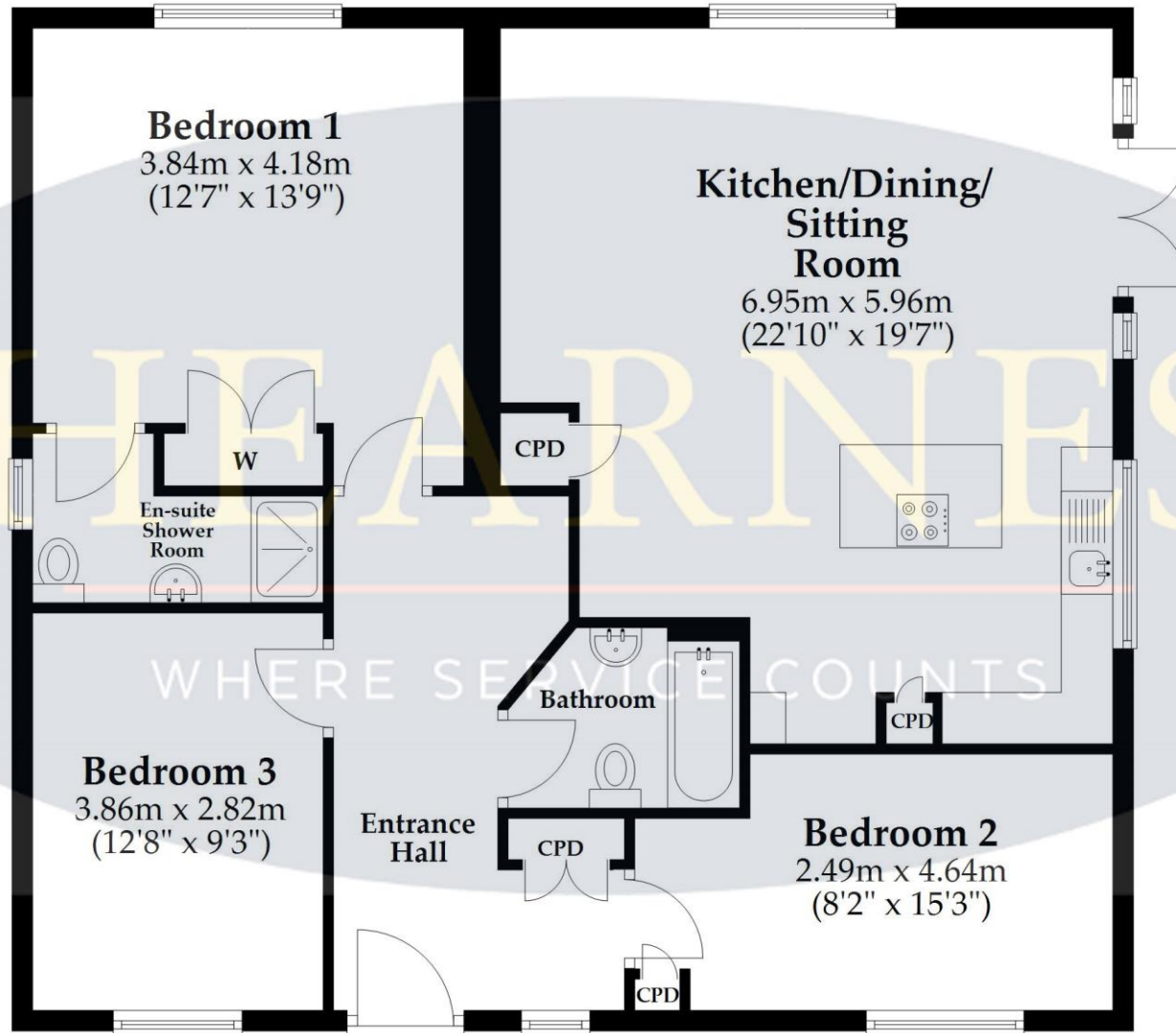




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 100.0 sq. metres (1076.7 sq. feet)



Total area: approx. 100.0 sq. metres (1076.7 sq. feet)

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





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