



HEARNES
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**Wimborne
Dorset, BH21 1BL**

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FREEHOLD PRICE: £425,000

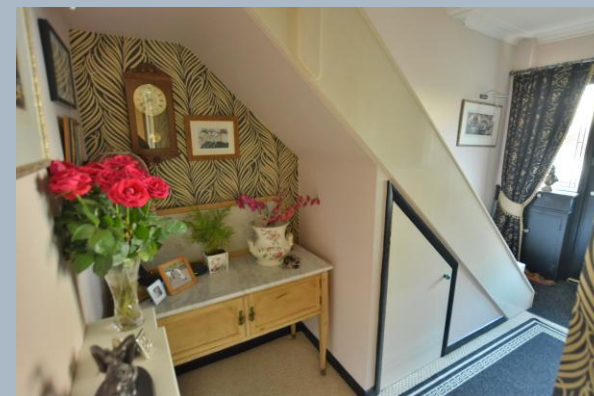
A well presented mid terrace Edwardian home offering three good size bedrooms, a spacious sitting/dining room and separate utility/cloakroom. The property has a south facing garden situated in a quiet cul de sac location on the fringe of the town centre.

- Recently undergone a programme of refurbishment and modernisation
- Attractive front garden with a picket fence and pathway to the front door
- Entrance hallway with cupboard and under stairs storage area
- Large sitting room with feature fireplace and attractive front aspect window, open plan to dining area
- Spacious dining area with brick built fireplace and inset log burner, French doors to garden
- Gallery kitchen with range of base and eye level units and complementary worktops, inset ceramic hob with extractor fan over, built in oven and grill, integrated fridge freezer and space for appliances
- Separate utility area and cloakroom with WC, door to garden
- Three good size bedrooms
- Main bedroom with range of fitted wardrobes and cupboards
- Bedroom two and three with views over rear garden
- Family bathroom with bath and shower over, wash hand basin with cupboard below, WC, heated ladder style towel rail, fully tiled
- Loft room with Slingsby style ladder with Dormer to the rear. A stud wall separates the space into an area which has previously been used as a hobbies space with fitted desk, power and lighting. This does not conform to Building regulations and is not considered part of the accommodation but still provides a useful space
- Double glazing and gas heating
- Outside: Rear garden with patio leading to artificial grass area for ease of maintenance with attractive, mature shrub and plant borders. To the rear there is a brick summerhouse/garden store with power and lighting and a gate giving rear access

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: D

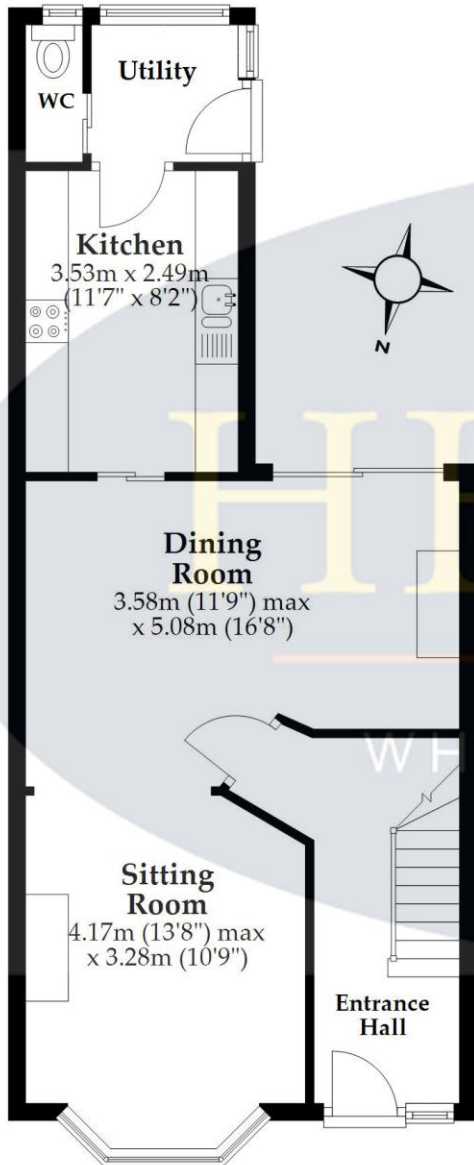
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





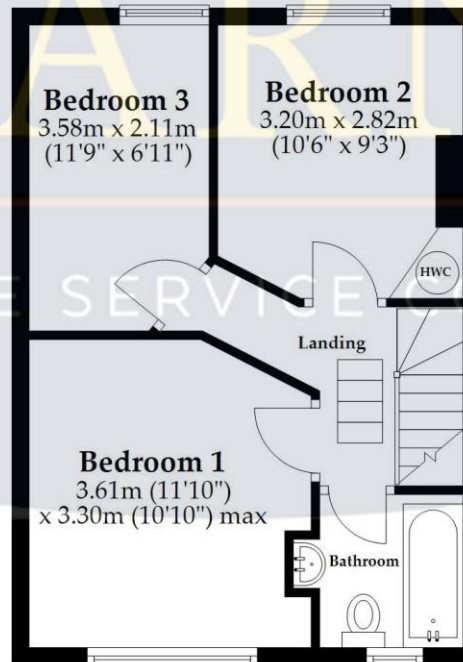
Ground Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



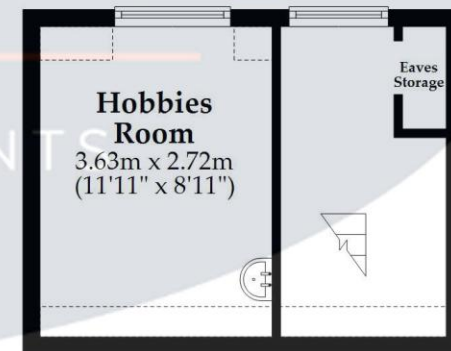
First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



Second Floor

Approx. 9.9 sq. metres (106.2 sq. feet)



Total area: approx. 93.3 sq. metres (1004.0 sq. feet)

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





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