



**HEARNES**  
WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 1PD



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## FREEHOLD PRICE £350,000

A two double bedroom, two reception room semi-detached character house with two off road parking spaces and private rear garden located in Wimborne Town Centre.

- Entrance porch with double glazed door
- Sitting room with feature fireplace, window overlooking the front and stairs to the first-floor landing
- Dining room with double glazed French doors opening onto the rear patio
- The kitchen is finished in a range of matt cream units with a complementary worktop, and includes a new double oven, ceramic hob and hood, integrated fridge freezer, space for washing machine and door to the garden
- Two double bedrooms, one with fitted wardrobes
- Shower room with large shower, pedestal wash hand basin, WC and heated towel rail
- The west facing rear garden offers a patio and a good size mature garden including a shed
- There are two off road parking spaces in front of the property

The property is just a short distance from Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

COUNCIL TAX BAND: B      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.



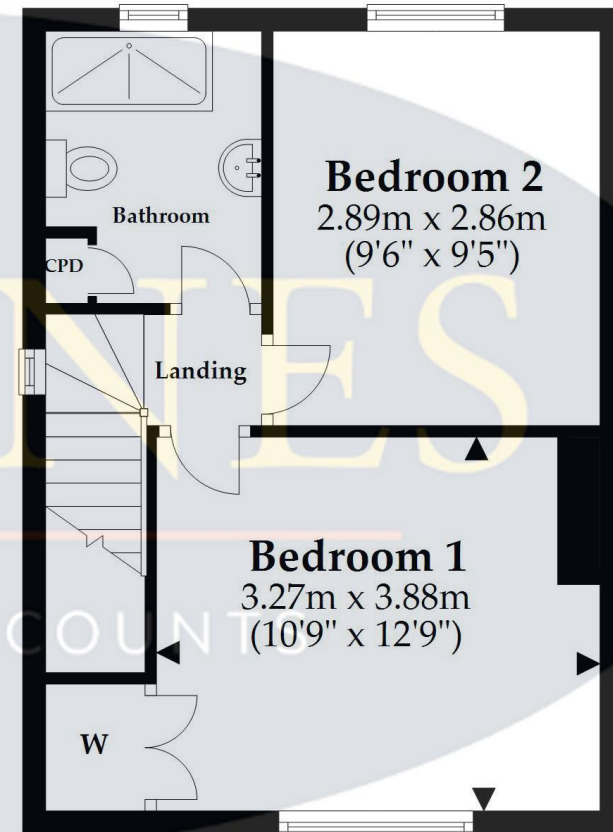
# Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



# First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 67.4 sq. metres (726.0 sq. feet)

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



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