

**HEARNES**

WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 2BB**

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## FREEHOLD PRICE: £350,000

A well proportioned three bedroom, two reception, two bathroom end of terrace family home including a generous sitting room/diner, garage and off-road parking.

- Entrance hall with understairs storage and wood effect floor
- Generous size sitting room/diner with sliding patio doors
- The kitchen with a range of cream units with complementary worktops, built-in oven, gas hob and space for fridge and dishwasher
- Utility cupboard in hallway for the washing machine
- Modern combi boiler, regularly maintained
- Main bedroom includes air conditioning
- Second reception room/bedroom four with built-in wardrobes
- Cloakroom with wall mounted wash hand basin and WC
- Three double bedrooms: one with fitted wardrobes and shower room
- Shower room with wash hand basin set in a vanity unit and shower cubical
- Family bathroom including a bath and shower over, WC and pedestal wash hand basin
- Outside: Good size rear garden with surrounding fence and access to garage. Electric car charging point to the side of the property

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

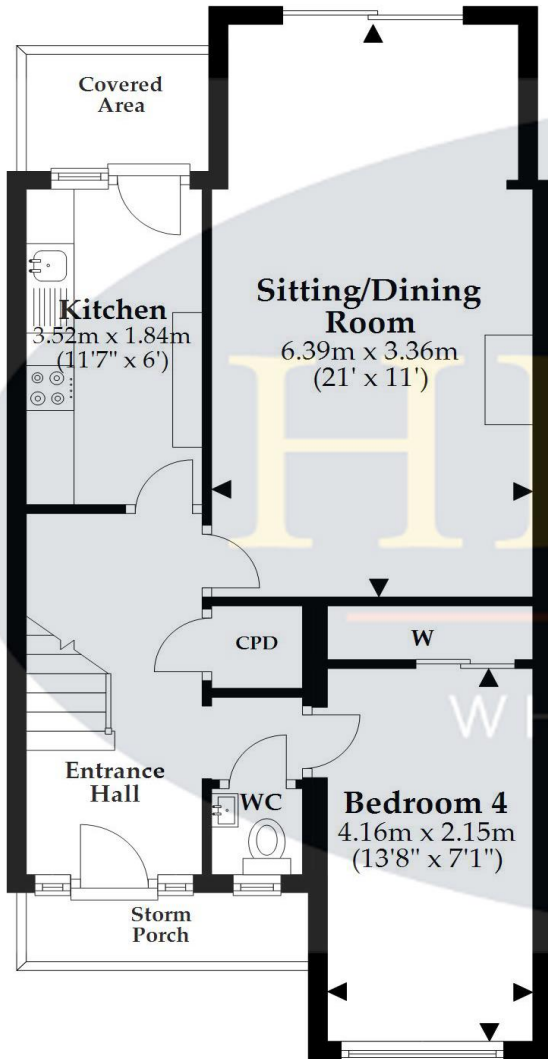
EPC RATING: D COUNCIL TAX BAND: C

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.



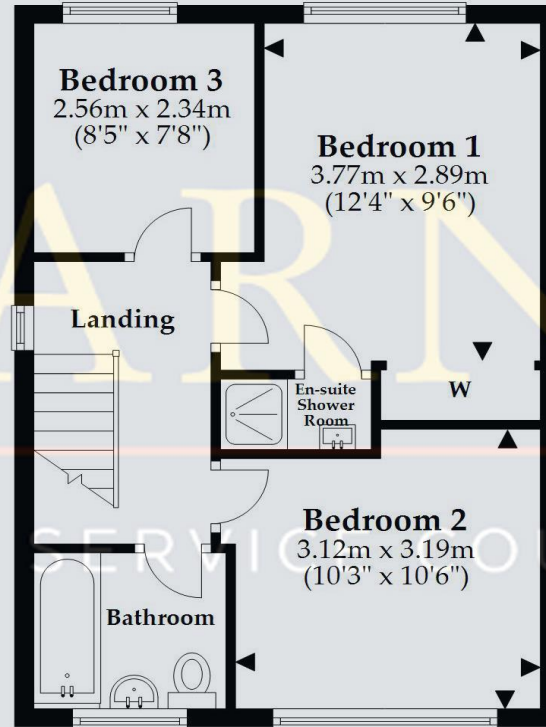
## Ground Floor

Approx. 50.4 sq. metres (542.5 sq. feet)



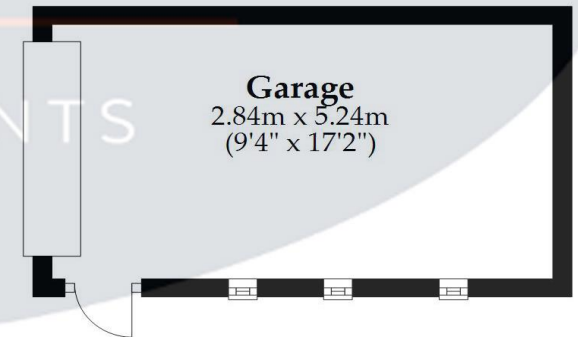
## First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



## Garage

Approx. 14.9 sq. metres (160.2 sq. feet)



Total area: approx. 105.9 sq. metres (1139.9 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: [wimborne@hearnes.com](mailto:wimborne@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

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