



Wimborne
Dorset, BH21 1PX

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FREEHOLD PRICE £360,000

An extended two double bedroom, two bathroom semi-detached home including a kitchen/diner, conservatory, separate laundry room, two allocated parking spaces and a low maintenance south east facing garden close to the town centre

- Entrance hall with wood effect ceramic tiles which continues throughout the ground floor, with the sitting room having wood flooring
- The triple aspect kitchen finished in a range of cream units with a complementary wooden worktop including built-in steam combination Miele oven, plate warmer with a slow cook function and microwave, integrated fridge, dishwasher, island unit with extra storage, loft access, water softener and door to conservatory.
- Family bathroom with matching high gloss floor and wall tiles, heated towel rail, generous size bath with WC and wash hand basin set into a range of furniture with storage
- Conservatory with double glazed roof and tiled floor
- Cloakroom including a corner wash hand basin and WC
- Separate laundry room with a range of broom cupboards and extra storage and a complementary worktop with space for a washing machine and upright freezer
- Upstairs landing has access to the part boarded loft with a loft ladder
- Two double bedrooms: both with built in wardrobes and one with en suite shower room
- En suite shower room with matching high gloss floor and wall tiles, wash hand basin set in a vanity unit, heated towel rail and WC
- Outside: block paved area and has private space around the side and rear offering space for a shed with two allocated parking spaces and within walking distance of the town centre

The location of the property combines the advantage of the 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.

EPC RATING: D COUNCIL TAX BAND: 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.





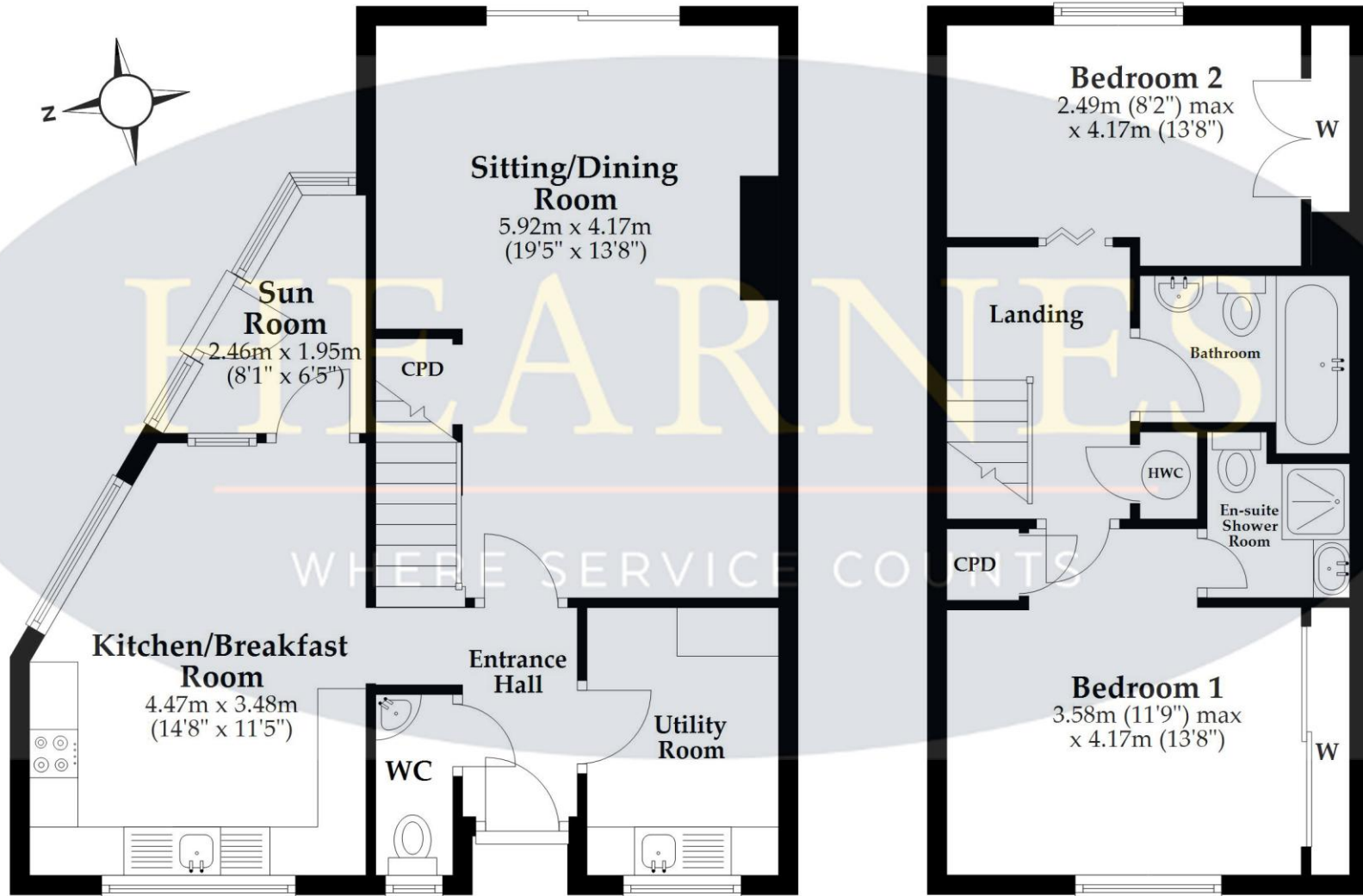
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 54.1 sq. metres (582.5 sq. feet)

First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Total area: approx. 91.0 sq. metres (979.6 sq. feet)

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







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