

FOR SALE

2 parking spaces
Visitor

HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 2GB

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FREEHOLD PRICE: £420,000

A well-presented and spacious three bed semi-detached home with a superb kitchen/dining room and modern bathroom and en suite with two allocated parking spaces in a quiet cul-de-sac location.

- Entrance hallway with cloakroom, wash hand basin and WC
- Spacious sitting room with front aspect
- Large kitchen/dining room with range of base and eye level units with complementary work tops and insert gas hob with electric oven below and extractor fan oven, integrated freezer, washing machine and slim dishwasher. Space for table and chairs and aspect window and French doors to the garden
- Three good-size bedrooms
- Main bedroom with en suite shower room, double shower cubicle, wash hand basin and WC
- Modern bathroom with white three-piece suite
- Double glazing and gas heating with a wood effect flooring throughout ground floor.
- Outside: two allocated parking spaces next to the house. The front garden has a shingle pathway and mature planting with side gate to the rear. The rear garden has a patio area leading to artificial grass area. To the rear of the garden, there is a superb summer house/studio and separate garden shed. The garden is enclosed by panel fencing
- Maintenance: We understand from the vendor that the annual maintenance fee is currently £248 per annum which is mainly for communal landscaping

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 approximately 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

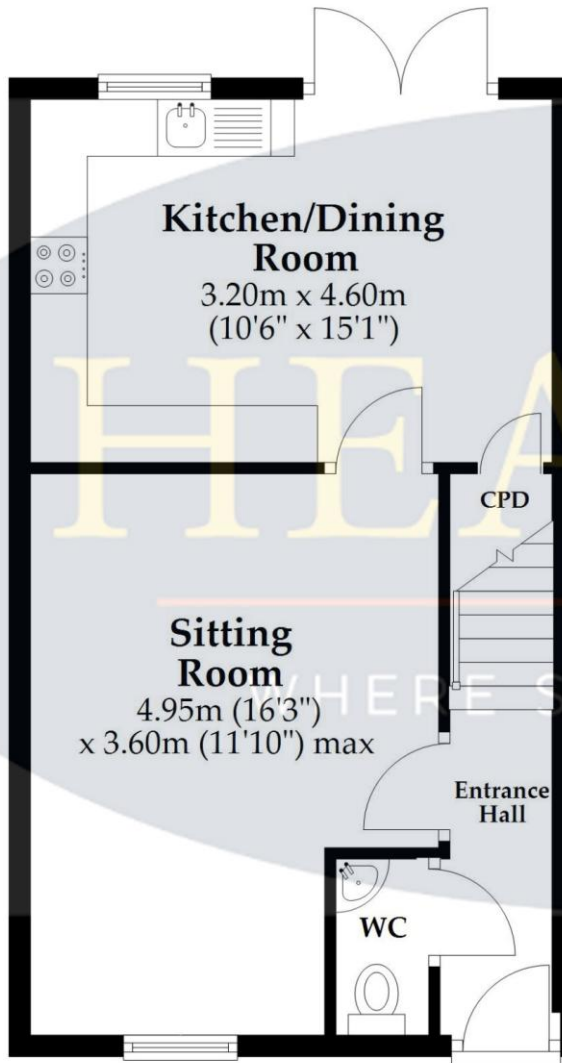
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



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

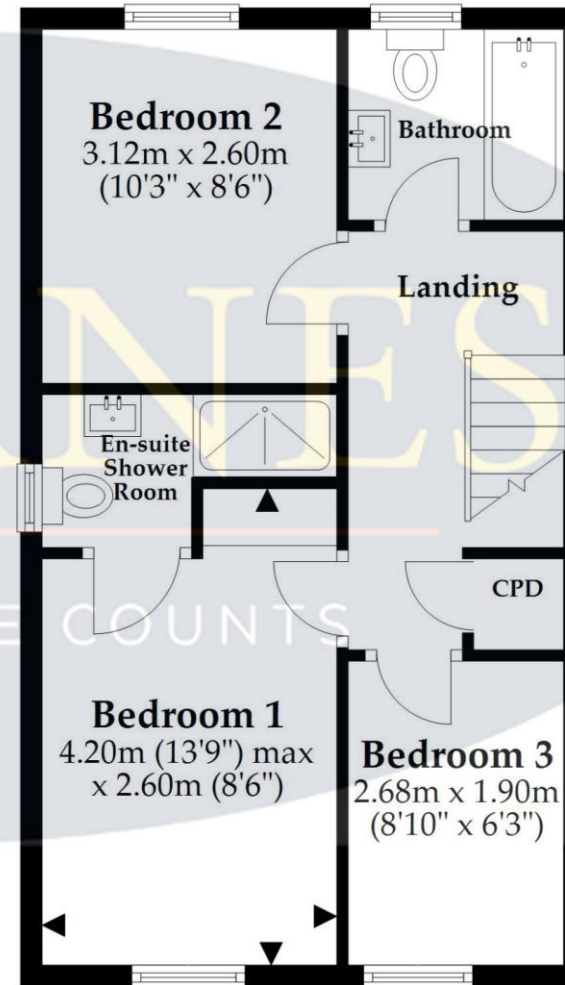
Ground Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 75.9 sq. metres (816.6 sq. feet)

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



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