



HEARNES

WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 1LL



# Wimborne, BH21 1LL

## FREEHOLD PRICE: £475,000

A three bedroom, two bathroom detached bungalow with double garage and off road parking set on a private plot with the garden surrounding the property set in a cul de sac location within easy reach of the town centre.

- **CASH BUYERS ONLY** due to foam roof insulation
- Split level entrance hall providing a spacious feel
- Kitchen/diner with tiled floor and access to the boot room the kitchen is finished in a range of oak units with complementary worktops including an integrated fridge freezer, oven and gas hob
- Twin aspect sitting room with double glazed sliding doors opening onto the patio and a large picture window overlooking the garden
- Three double bedrooms (one currently used as dining room) two with fitted wardrobes and one with en suite bathroom
- Family bathroom including a corner bath with shower over pedestal wash hand basin and WC
- The bungalow is set on an elevated plot with mature gardens surrounding the property giving a private feel
- Double garage with power and light
- The property benefits from 16 solar panels and solar water heaters which are privately owned and the approximate combined cost of gas and electricity in 2024 was £550

The property is approximately 1 mile walking 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: F 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.



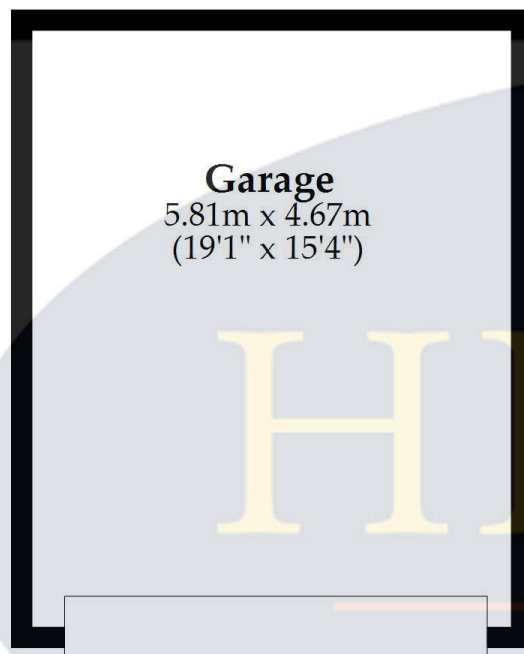






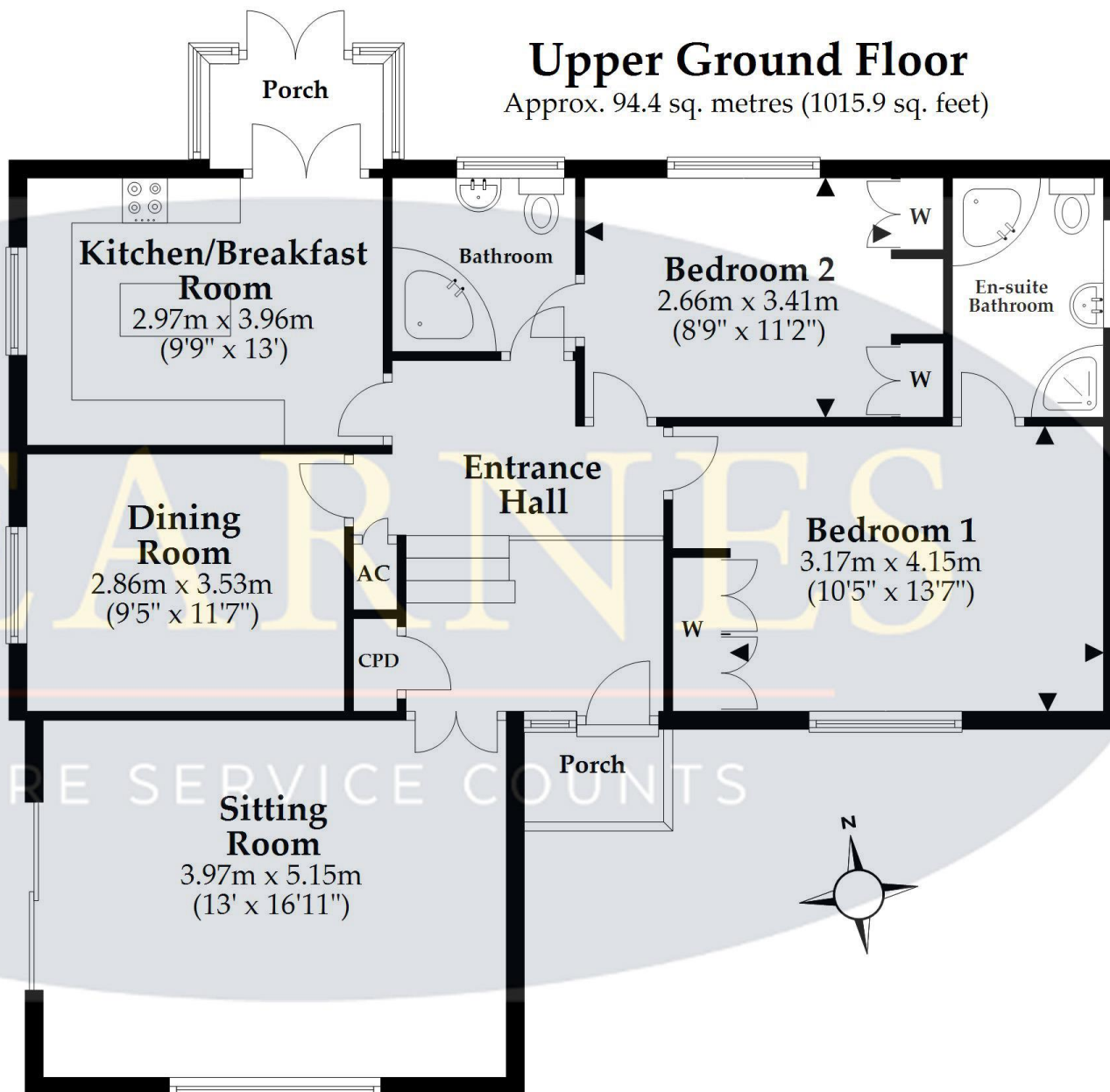
## Lower Ground Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



## Upper Ground Floor

Approx. 94.4 sq. metres (1015.9 sq. feet)



Total area: approx. 121.5 sq. metres (1307.9 sq. feet)

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











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