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**Wimborne  
Dorset, BH21 1BN**

SnapEdit



# Wimborne, Dorset, BH21 1BN

## FREEHOLD PRICE £350,000

A spacious and character semi detached home offering two double bedrooms, two reception rooms, utility room/cloakroom and garage in a sought after location close to riverside walks and Wimborne Town Centre.

- Entrance hallway with understairs storage cupboard
- Spacious sitting room with stone fireplace and bay window
- Separate dining room with brick fireplace and dual aspect
- Kitchen with base and eye level units with complementary worktops with inset gas hob, electric oven below and extractor fan over. Space for fridge freezer, breakfast bar. Cupboard housing boiler and side aspect window with door to garden
- Utility room/cloakroom with space for washing machine and additional freezer. Cloakroom with WC and wash hand basin
- Generous main bedroom with door off to dressing room with built in wardrobes
- Ensuite bathroom with bath, wash hand basin, WC and airing cupboard
- Large second bedroom with built in wardrobes and front aspect bay window
- Sash windows and gas heating
- Outside: front garden with pathway to front door and side gate to rear garden having mature shrubs and flower borders with garden shed enclosed by hedging and panel fencing. To the rear, a garage can be accessed via Osborne Road.

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 within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

EPC RATING: F

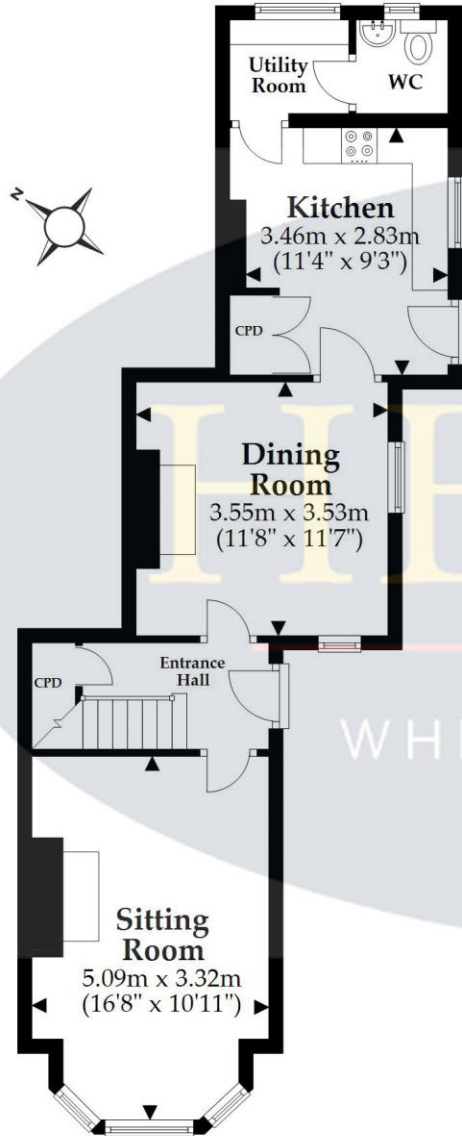
COUNCIL TAX BAND: C

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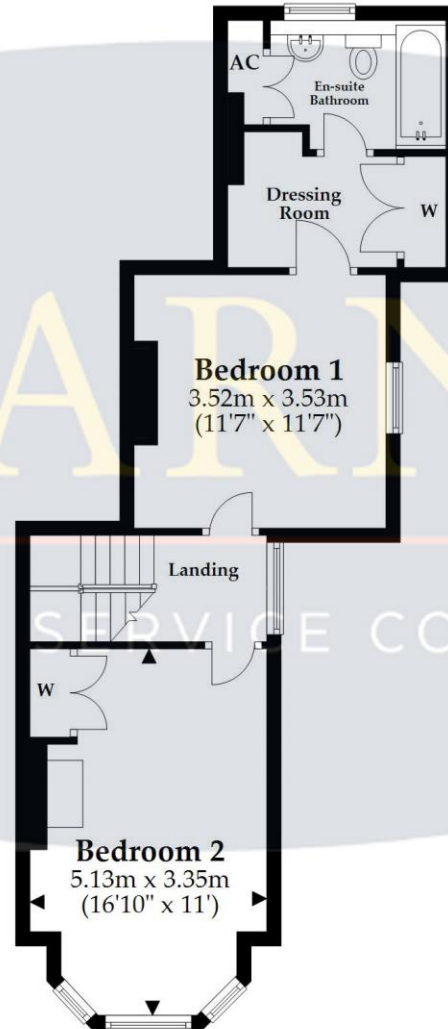
## Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



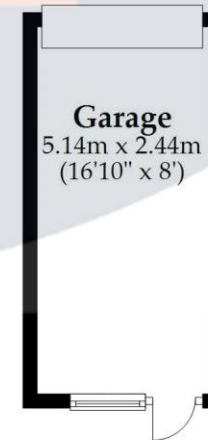
## First Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



## Garage

Approx. 12.5 sq. metres (135.0 sq. feet)



Total area: approx. 106.3 sq. metres (1144.7 sq. feet)

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



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