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**Wimborne  
Dorset, BH21 1RF**



# Wimborne, Dorset, BH21 1RF

## FREEHOLD PRICE: £395,000

A deceptively spacious older style character end of terrace cottage offering three bedrooms and two reception rooms as well as a modern kitchen and bathroom. The property is situated on a corner plot in a popular location close to riverside walks and the town centre.

- Entrance porch with feature tiled flooring
- Entrance hallway with under stairs storage cupboards
- Cosy sitting room with inset wood burner, display shelving and front aspect window
- Separate dining room with ornamental fireplace, built in cupboard and shelving, double doors to garden
- Modern fitted kitchen with range of base and eye level units and drawers with wooden worktops, inset gas hob and electric oven with extractor fan over, integrated fridge, space for washing machine, dual aspect and door to garden
- Three good size bedrooms
- Family bathroom comprising white three piece suite, bath with shower over, vanity unit with wash hand basin, WC and fully tiled walls
- Mostly double glazed and gas heating, feature wood flooring in hallway/dining room and kitchen
- Outside: The property is situated on a corner plot with front garden laid to patio with low level walling and pedestrian gate. The rear garden has an outbuilding with space for appliances, power and lighting. The garden then has a large patio area and side garden laid to lawn being enclosed by panel fencing and flower/shrub borders. A pedestrian gate then leads to a shingle driveway giving off road parking for two small cars

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

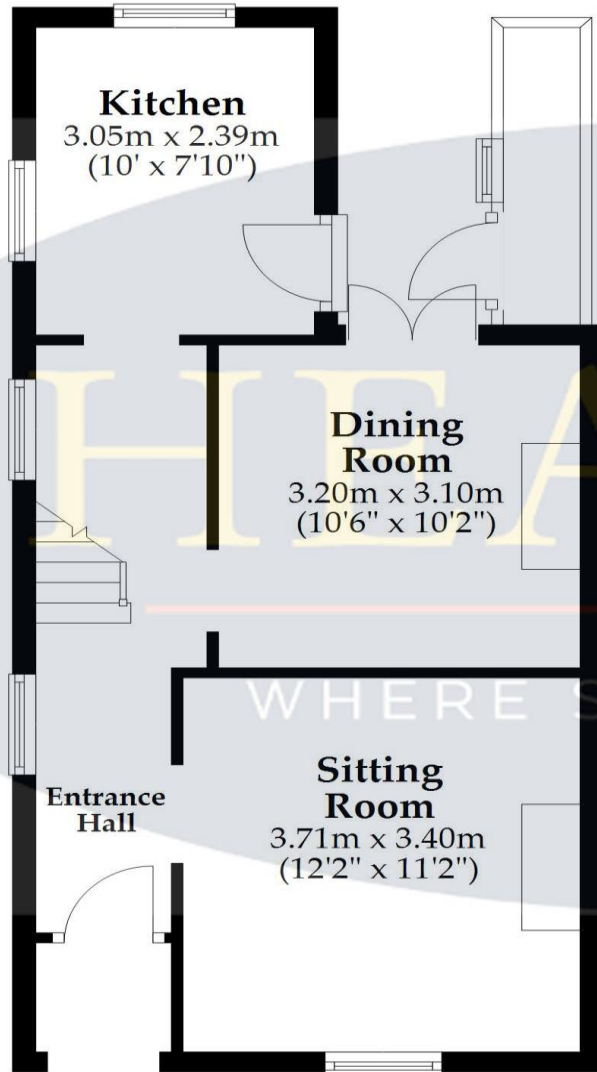
COUNCIL TAX BAND: C EPC RATING: E

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



## First Floor



Total area: approx. 79.2 sq. metres (852.8 sq. feet)

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



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