



Wimborne
Dorset, BH21 2FY

Wimborne, Dorset, BH21 2FY

FREEHOLD PRICE £395,000

A well presented three bedroom, two bathroom semi-detached home with a superb kitchen/breakfast room and modern bathroom and en suite with off-road parking in a popular residential location.

- Entrance hallway with cloakroom, wash hand basin and WC
- Spacious sitting room with understairs storage cupboard and front aspect window
- Large kitchen/dining room with range of base and eye level units and pan drawer with complementary worktops, inset gas hob with electric oven below and extractor fan over, integrated fridge freezer, washing machine and dishwasher, space for table and chairs, rear aspect window and French doors to garden
- Three good size bedrooms
- Main bedroom with built in wardrobes, en suite shower room, double shower cubicle, wash hand basin and WC
- Modern bathroom with white three-piece suite
- Double glazing and gas heating
- Outside: brick paving driveway offering off-road parking. The rear garden has a large patio leading to the lawn area with garden shed to the rear, enclosed by panel fencing.
- Maintenance: we understand from the vendor that the annual maintenance fee is currently £TBC per annum

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: B

COUNCIL TAX BAND: D

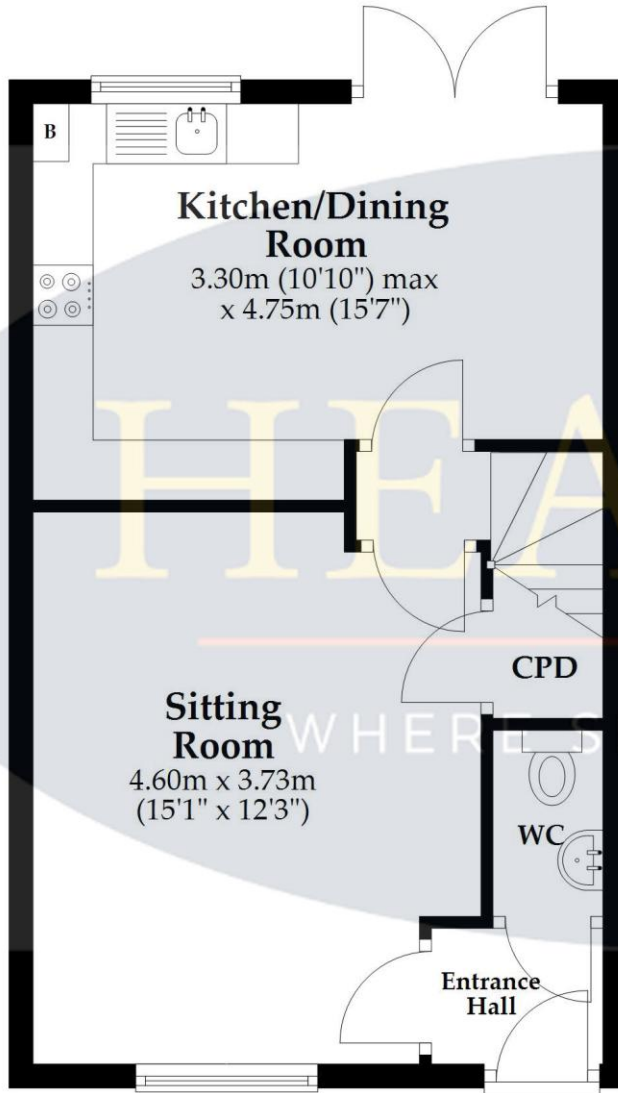
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

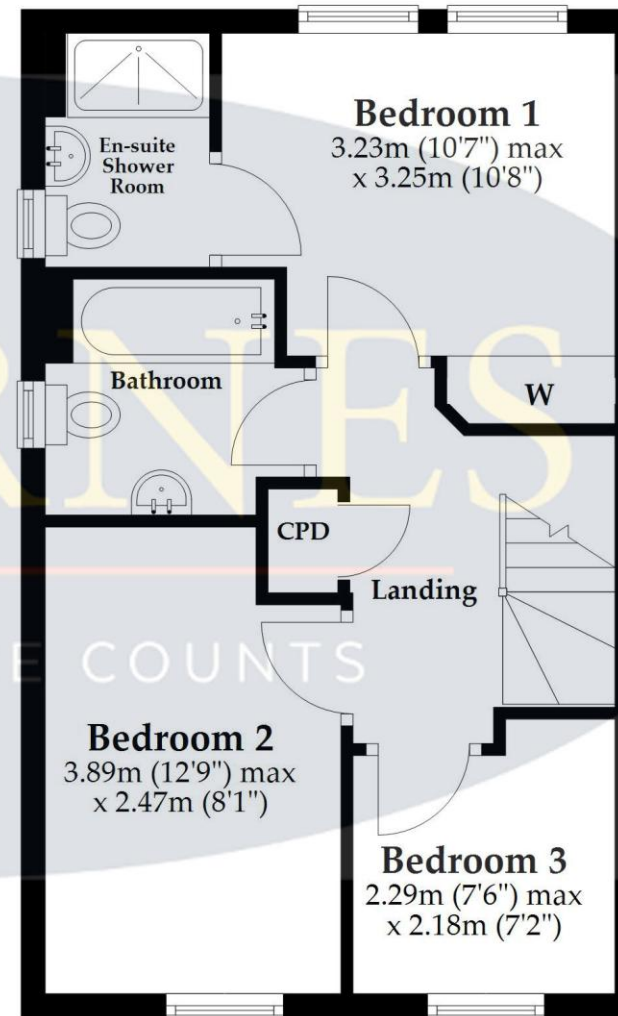
Ground Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 76.7 sq. metres (825.7 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

