



**Wimborne  
Dorset, BH21 2TB**



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## FREEHOLD PRICE £300,000

A well proportioned two double bedroom end of terrace home which has been recently updated to include a new bathroom, new flooring throughout and is now rewired.

- Good size sitting room/diner with replastered walls and ceiling, understairs storage and window overlooking the front garden
- New oak doors to first floor rooms
- Kitchen/breakfast room with new flooring and includes a range of matt cream units with a complementary worktop including a stainless-steel sink and space for fridge freezer
- Two double bedrooms: one with a fitted wardrobe and one with space for wardrobes
- Recently refurbished bathroom with electric shower over the bath, wash hand basin set in a vanity unit, low level flush WC, heated towel rail, and tiled floor and walls.
- Outside: The garden is low maintenance with artificial grass and surrounding fencing. The garage is located in the block behind the property

The property is just a short distance from Wimborne town centre where you can find coffee shops, retail shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

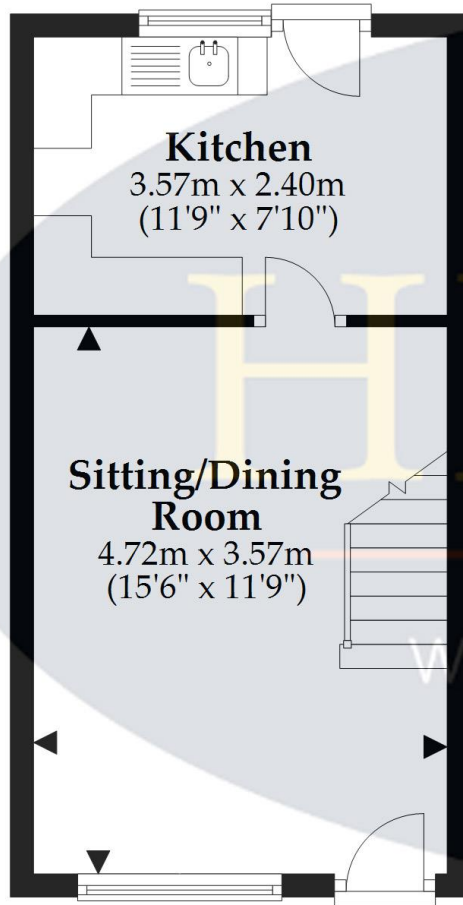
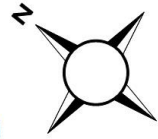
EPC RATING: D COUNCIL TAX BAND: C

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.



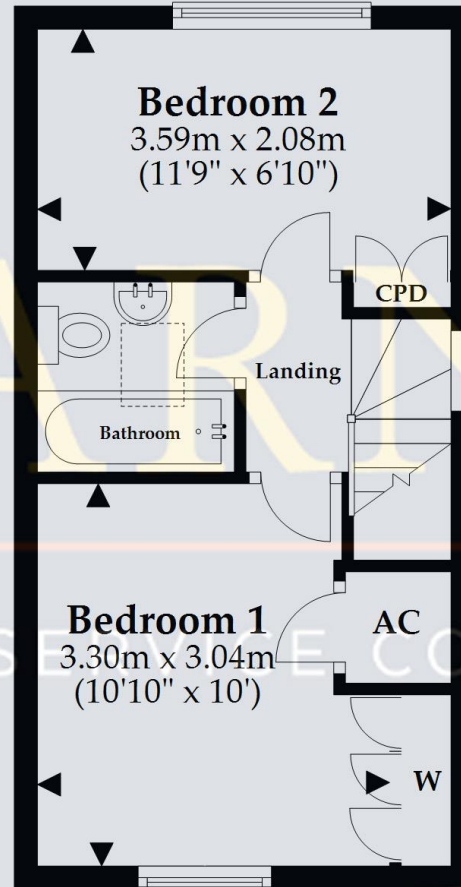
## Ground Floor

Approx. 25.8 sq. metres (277.4 sq. feet)



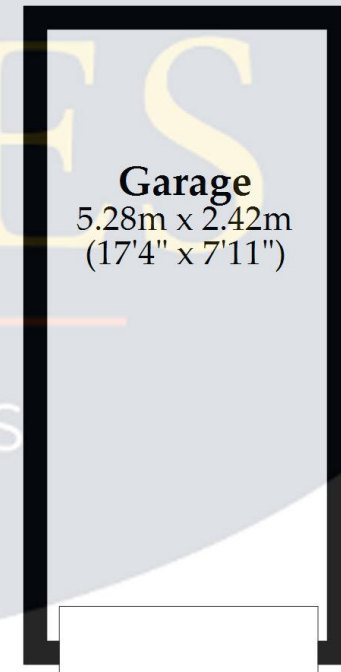
## First Floor

Approx. 25.8 sq. metres (278.0 sq. feet)



## Garage

Approx. 12.8 sq. metres (137.5 sq. feet)



Total area: approx. 64.4 sq. metres (692.9 sq. feet)

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



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