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**Wimborne
Dorset, BH21 1LF**

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FREEHOLD GUIDE PRICE: £350,000

A recently refurbished, well presented two double bedroom end of terrace home offering a superb kitchen/diner, 50' rear garden and off road parking for three cars situated in the centre of the town.

- Sitting room with wood burning stove
- Kitchen/diner with double glazed French patio doors opening on to the patio
- Recently refurbished kitchen with matt grey units and complementary worktops, ceramic hob, double oven and contemporary cooker hood, integrated fridge, dishwasher
- Separate utility room with space for two appliances
- Separate cloakroom with wash hand basin and low level WC
- Two double bedrooms one with built in wardrobes
- Recently refurbished shower room with walk in shower, vanity unit with wash hand basin, WC and tiled floor and walls
- All fixtures and fittings are of a high quality
- Gas fired central heating and double glazing
- Outside: 50' mature rear garden offering space at the rear for a home office
- Off road parking for three vehicles
- Walking distance of Waitrose and the town centre

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: C EPC RATING: D

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

Approx. 33.8 sq. metres (363.5 sq. feet)



Kitchen/Breakfast Room

4.75m x 2.64m
(15'7" x 8'8")

Utility

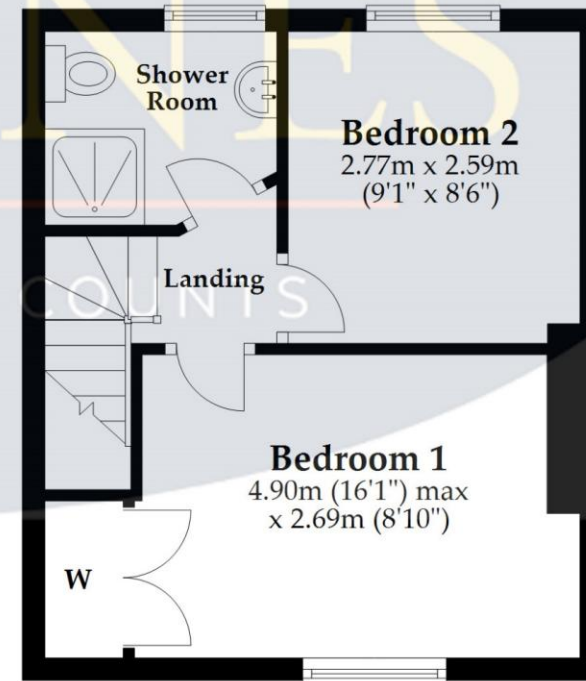
WC

Sitting Room

4.90m (16'1")
x 3.43m (11'3") max

First Floor

Approx. 26.4 sq. metres (284.2 sq. feet)



Shower Room

Bedroom 2
2.77m x 2.59m
(9'1" x 8'6")

Landing

Bedroom 1
4.90m (16'1") max
x 2.69m (8'10")

W

Total area: approx. 60.2 sq. metres (647.7 sq. feet)

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





Within 160 metres from the property



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www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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