



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 2GH**

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FREEHOLD PRICE: £419,950

A well presented semi detached home offering three bedrooms and two bathrooms with superb kitchen/breakfast room and off road parking situated in a popular residential location.

- Entrance hallway with cloakroom and storage cupboard
- Good size sitting room enjoying a dual aspect
- Spacious kitchen/breakfast room with range of base and eye level units and pan drawers with complementary worktops, inset gas hob, electric oven and extractor fan over, integrated dishwasher and fridge freezer, space for table and chairs, dual aspect with French doors to garden
- Three bedrooms. Main bedroom with luxury en suite shower room
- Modern bathroom with white three piece suite
- Double glazing and gas heating
- Outside: Allocated off road parking. The rear garden has decking area which leads to lawn and a further paved patio, enclosed by panel fencing
- Maintenance: We understand from the vendor that the annual maintenance fee is currently £179.05 (1.6.24 – 31.5.25)

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

COUNCIL TAX BAND: D EPC RATING: B

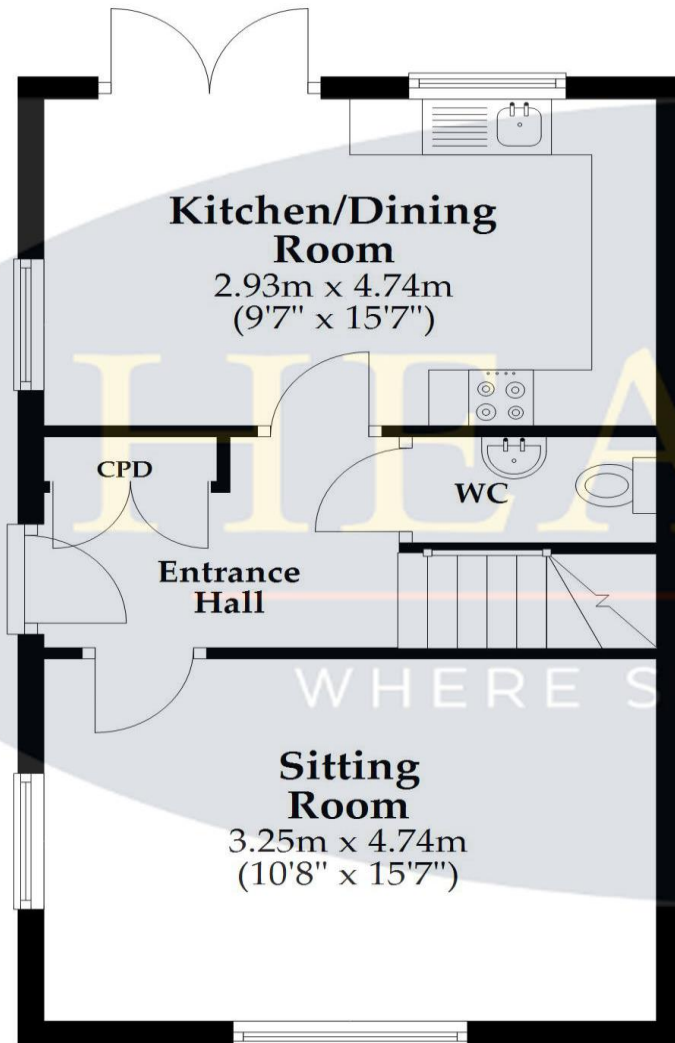
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

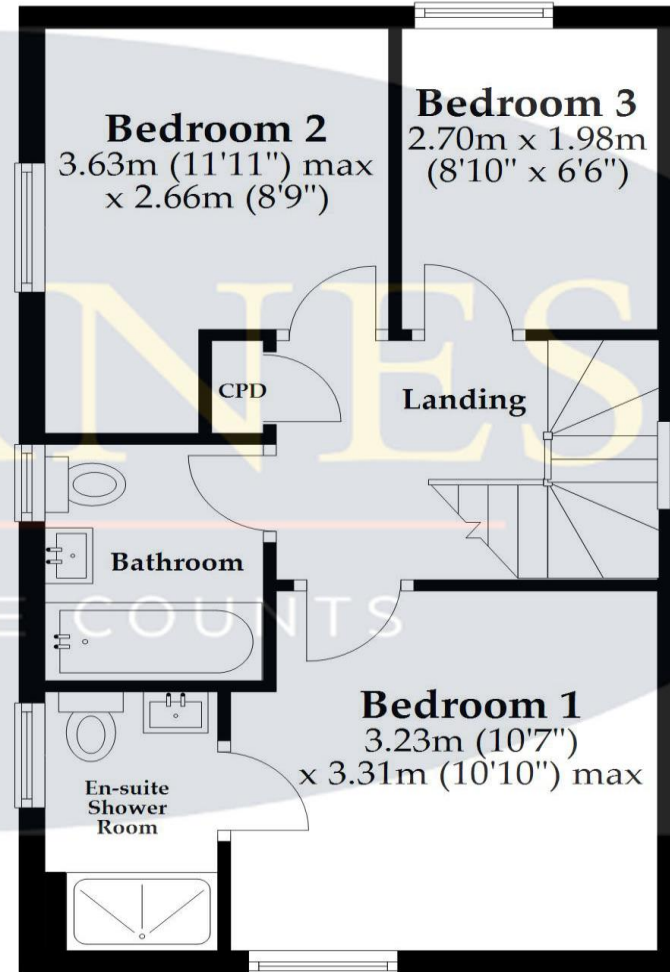
Ground Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



Total area: approx. 78.4 sq. metres (843.6 sq. feet)

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



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