



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 4FG**

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FREEHOLD PRICE: £325,000

A well presented two bedroom semi detached home with modern kitchen and bathroom and off road parking for two cars situated in a popular location within a mile of Wimborne town centre. VENDOR SUITED.

- Entrance storm porch leads to spacious entrance hallway
- Modern cloakroom with wash hand basin and WC
- Good size sitting/dining room with rear aspect window and door to garden
- Kitchen with range of base and eye level cupboards and drawers, complementary worktops with inset gas hob and electric oven below and extractor fan over, space for appliances, cupboard housing boiler, front aspect window
- Two bedrooms, main bedroom with built in cupboard
- Modern bathroom with three piece suite, shower over bath with shower screen, heated ladder style towel rail and shaver point
- Outside: Two allocated parking spaces. Side access to rear garden which is tiered with patio and lawn area and to the rear a decking area ideal for al fresco dining enclosed by panel fencing with rear access gate

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: B

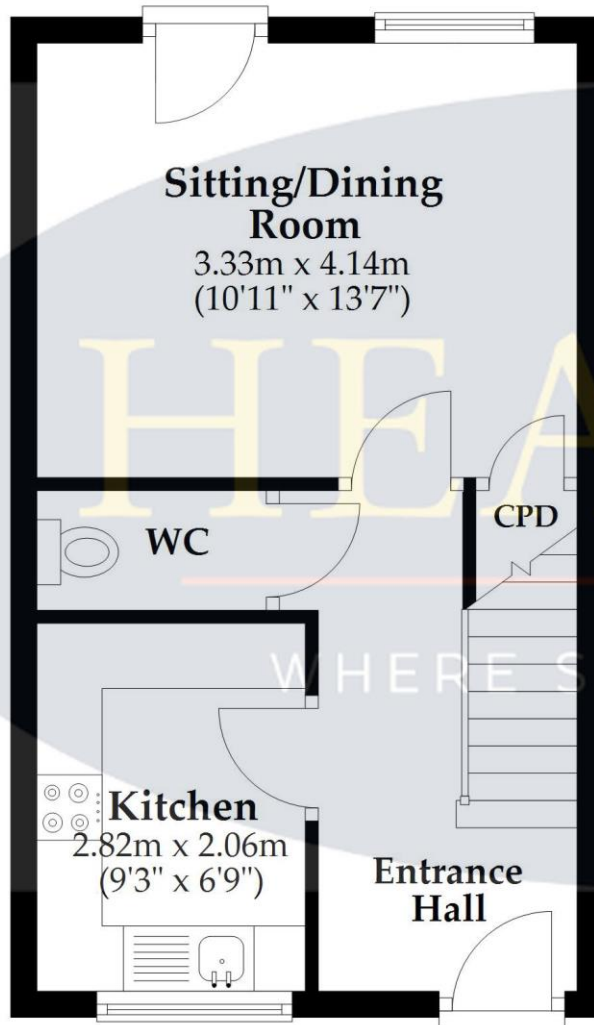
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

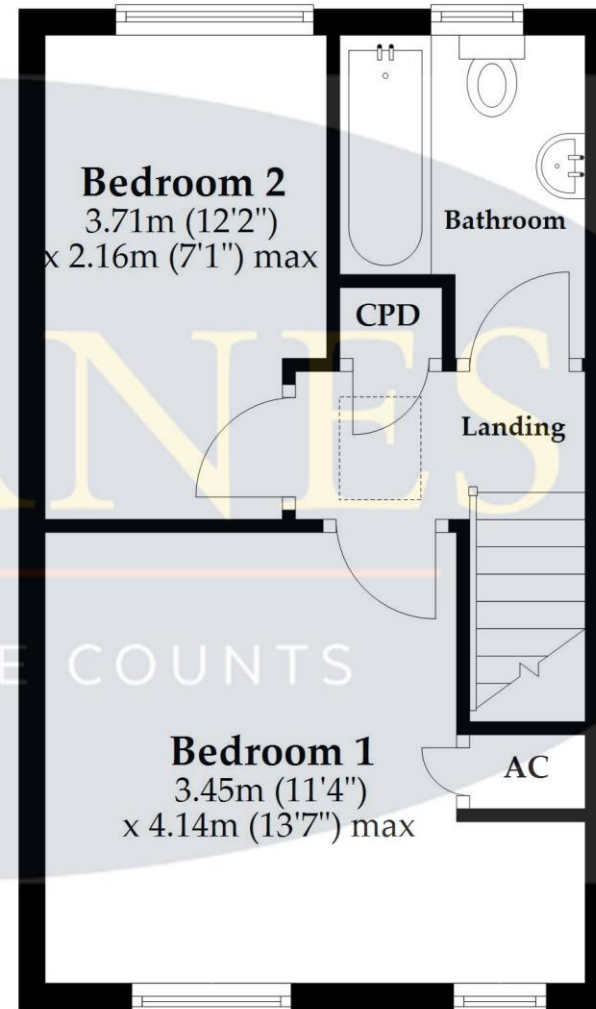
Ground Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 60.1 sq. metres (647.3 sq. feet)

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



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