



TOWN  
CENTRE

FOR SALE

**HEARNES**

WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 1EJ

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## FREEHOLD: GUIDE PRICE £300,000 - £310,000

An older style character two bedroom townhouse with spacious sitting/dining room and modern fitted kitchen and shower room in a sought after location within easy walking distance of the town.

- Spacious sitting/dining room with inset fireplace and wooden mantle over, with space for electric fire, dual aspect with fitted wooden shutters
- Modern fully fitted kitchen with base and eye level units and complementary worktops, inset electric hob and oven with extractor fan over, free standing fridge freezer, integrated slimline dishwasher, concealed unit housing washing machine, further built in cupboard housing combi boiler, side window and door to garden
- Downstairs modern shower room with over sized shower cubicle and shower, vanity unit with wash hand basin, ladder style heated towel rail and WC
- Main bedroom with built in wardrobes enjoying a front aspect
- Bedroom two is a good size room with door and staircase leading to loft room
- Loft room with feature exposed brick walling and velux window
- Double glazing and gas heating with feature wood effect flooring in the sitting/dining room through to the kitchen
- No forward chain
- Outside: Small front garden enclosed by picket fence and gate. The rear garden has a good size patio with mature flower, shrub and tree inserts enclosed by panel fencing. A further pedestrian gate leads to hardstanding area with large garden shed and access to the rear shared with two neighbouring properties
- On street parking

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 level walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: C    EPC RATING: E

AGENTS NOTE: 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.

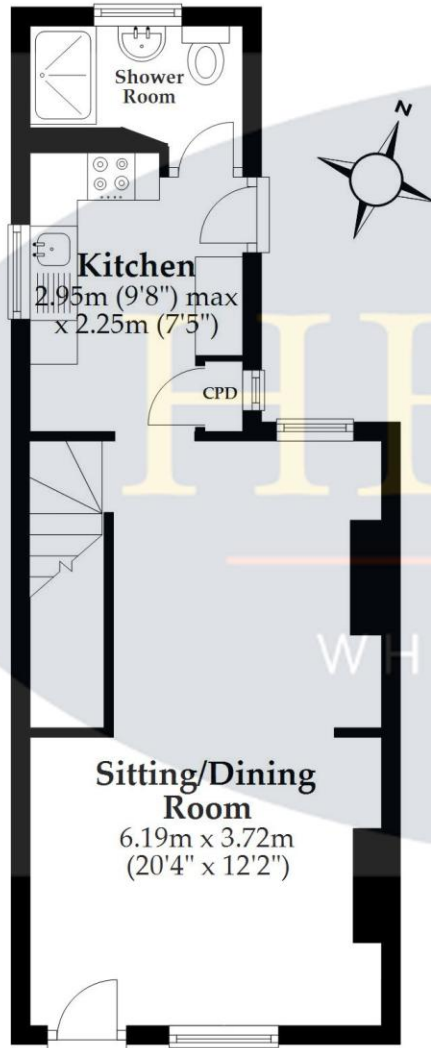




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

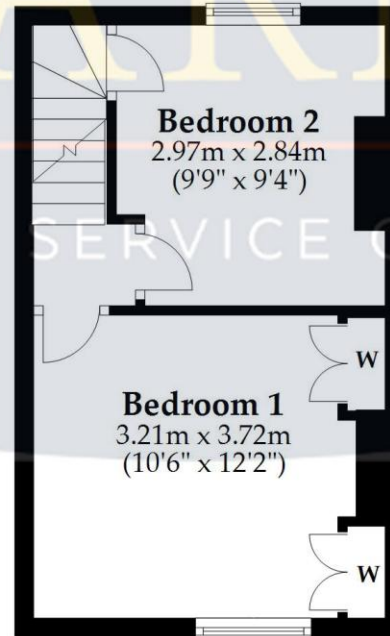
## Ground Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



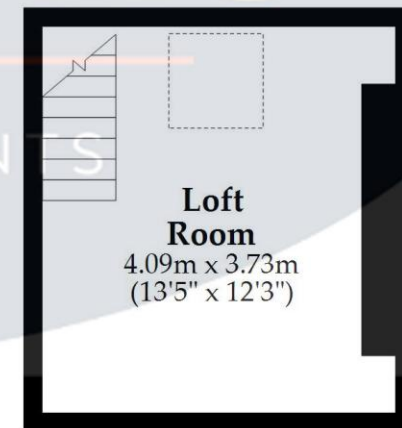
## First Floor

Approx. 23.4 sq. metres (251.4 sq. feet)



## Second Floor

Approx. 15.3 sq. metres (164.3 sq. feet)

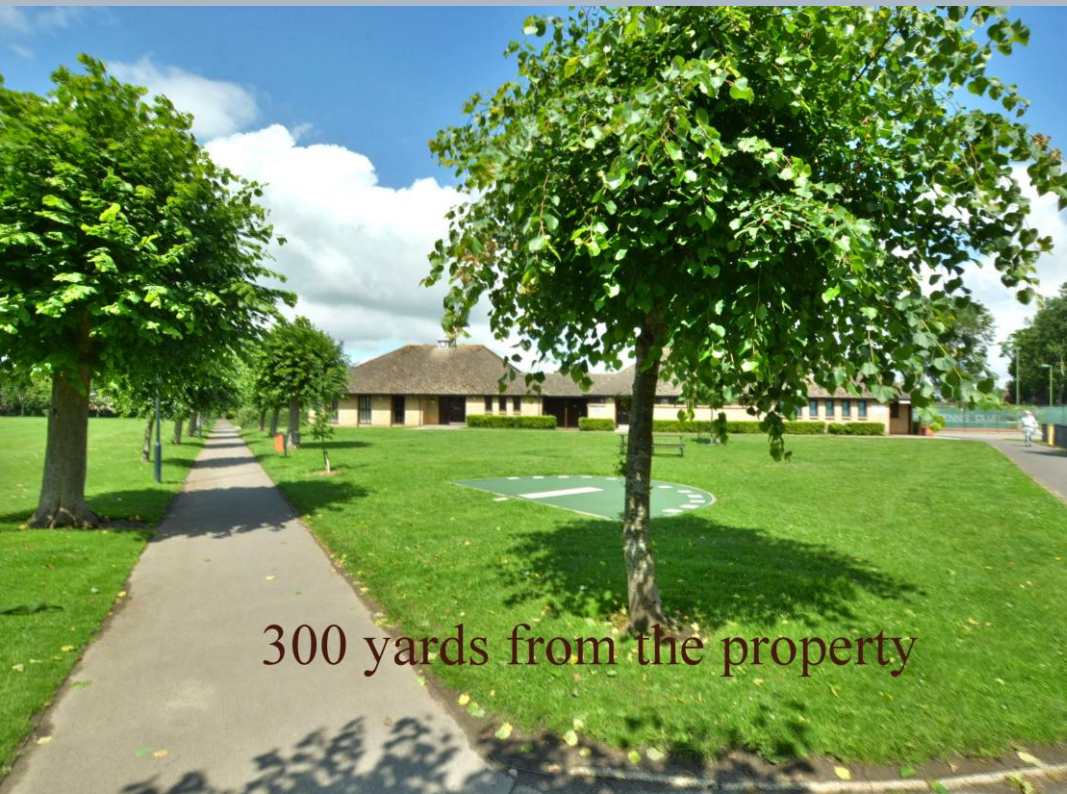


Total area: approx. 71.6 sq. metres (771.2 sq. feet)

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



500 yards from the property



300 yards from the property



Rear access



[www.hearnes.com](http://www.hearnes.com)

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