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**Wimborne
Dorset, BH21 1BN**

SnapEdit

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FREEHOLD PRICE: £325,000

A spacious and character semi detached home offering two double bedrooms, two reception rooms, utility room/cloakroom and garage in a sought after location close to riverside walks and Wimborne Town Centre.

- Entrance hallway with understairs storage cupboard
- Spacious sitting room with stone fireplace and bay window
- Separate dining room with brick fireplace and dual aspect
- Kitchen with base and eye level units with complementary worktops with inset gas hob, electric oven below and extractor fan over. Space for fridge freezer, breakfast bar. Cupboard housing boiler and side aspect window with door to garden
- Utility room/cloakroom with space for washing machine and additional freezer. Cloakroom with WC and wash hand basin
- Generous main bedroom with door off to dressing room with built in wardrobes
- Ensuite bathroom with bath, wash hand basin, WC and airing cupboard
- Large second bedroom with built in wardrobes and front aspect bay window
- Sash windows and gas heating
- Outside: front garden with pathway to front door and side gate to rear garden having mature shrubs and flower borders with garden shed enclosed by hedging and panel fencing. To the rear, a garage can be accessed via Osborne Road.

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

EPC RATING: F

COUNCIL TAX BAND: C

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.



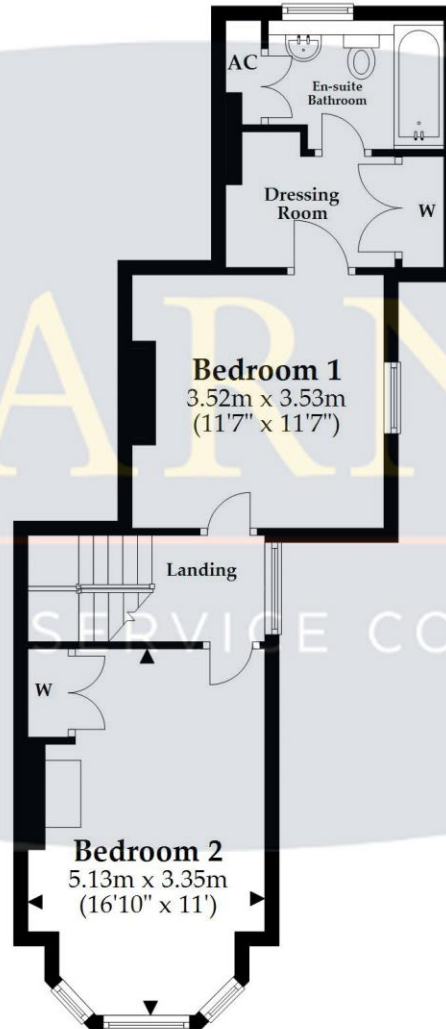
Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



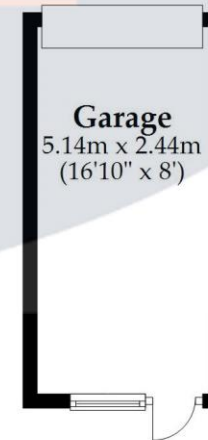
First Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Garage

Approx. 12.5 sq. metres (135.0 sq. feet)



Total area: approx. 106.3 sq. metres (1144.7 sq. feet)

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



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