



Wimborne
Dorset, BH21 1HZ

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FREEHOLD PRICE £475,000

A spacious three bedroom detached bungalow with sitting/dining room, sun conservatory, off road parking and double garage in a sought after cul de sac location close to the town centre.

- Entrance hallway with cloaks cupboard and cloakroom, WC, wash hand basin with storage cupboard and part tiled walls
- Good size sitting/dining room with stone fireplace and inset coal effect gas fire (not tested), rear window and door to sun conservatory
- Large sun conservatory overlooking garden with French doors leading onto patio
- Kitchen with range of base and eye level units and space for appliances
- Three bedrooms
- Modern shower room with double shower cubicle, wash hand basin and WC, ladder style heated towel rail and part tiled walls
- Double glazing and gas heating
- Outside: Off road parking leads to double garage. Steps then lead to the front of the property with rockery area, mature shrubs and plants. The rear garden has good size patio areas with shrub and tree borders enclosed by hedging and brick walling

The property is just a short distance from Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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. 79.1 sq. metres (851.8 sq. feet)



Total area: approx. 107.1 sq. metres (1152.6 sq. feet)

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







www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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