

HEARNES

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**Wimborne
Dorset, BH21 3AZ**

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FREEHOLD PRICE: £280,000

A well presented two double bedroom terraced home with modern kitchen and bathroom with garage in block, situated in a popular location close to local amenities and sought after schools.

- Entrance lobby with space for cloaks
- Spacious sitting room with understairs cupboard and front aspect window
- Kitchen/breakfast room with base and eye level cupboards and drawers, wine rack, complementary worktops, inset gas hob with extractor fan over and electric oven and microwave above, space for appliances, breakfast bar, rear aspect window and door to garden
- Two double bedrooms: main bedroom with built in mirror fronted wardrobes and second bedroom with built in cupboard
- Modern bathroom: bath with shower screen and fitted electric shower, vanity unit with wash hand basin and WC, ladder style heated towel rail and mostly tiled walls
- Double glazing and gas heating
- Outside: steps leading down to front door with small lawn and flower shrub border. Rear garden patio leads to lawn area and further seating area enclosed by panel fencing with gate leading to garage in block with up and over door

This property is situated in a popular location, conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately two miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

EPC RATING: C COUNCIL TAX BAND: C

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.

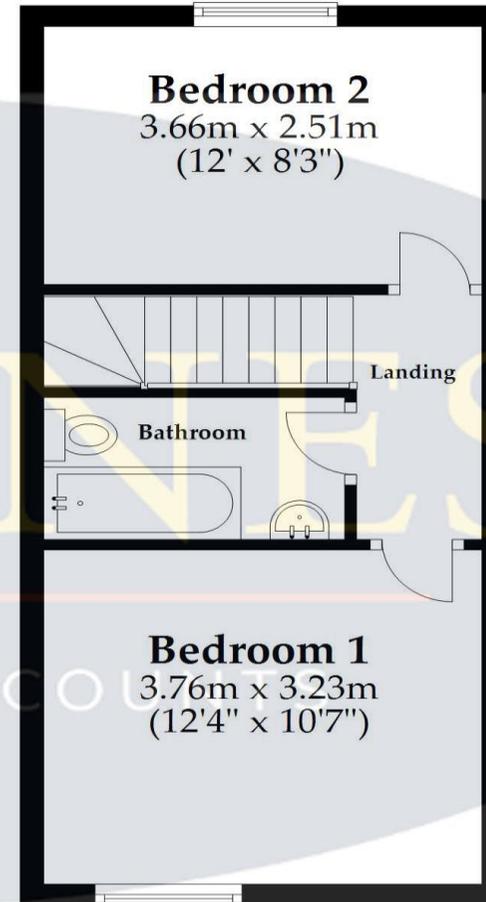
Ground Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 64.0 sq. metres (689.1 sq. feet)

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



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