



HEARNES

WHERE SERVICE COUNTS

TOWN
CENTRE

FOR SALE

Wimborne, Dorset, BH21 2DE

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FREEHOLD PRICE: £375,000

A well-proportioned two double bedroom mid terrace Railway cottage that has been refurbished, set on a private unmade road with countryside walks from the front door and only a twenty minute walk to the town centre.

- Generous size entrance hallway with space for coats and plumbing for washing machine and space for storage cupboards
- Superb open plan kitchen/living/dining room with wood burning stove and bifold doors opening onto the south facing landscaped garden. The kitchen is finished in a range of light blue units with complementary worktops, double oven, ceramic hob, integrated fridge freezer and dishwasher
- Spiral staircase provides access to the first-floor landing with large picture window and extra storage cupboards
- Two double bedrooms: main bedroom with fitted wardrobes and garden views across the Copse
- Family bathroom including bath with shower over, fitted vanity unit with wash hand basin and WC
- The front garden is south facing with three different areas for al fresco dining. The Copse opposite the property has pathway access to By The Way fields

The property is just a 20 minute level walk to the town centre where you can find coffee shops, retail shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

COUNCIL TAX BAND: C EPC RATING: C

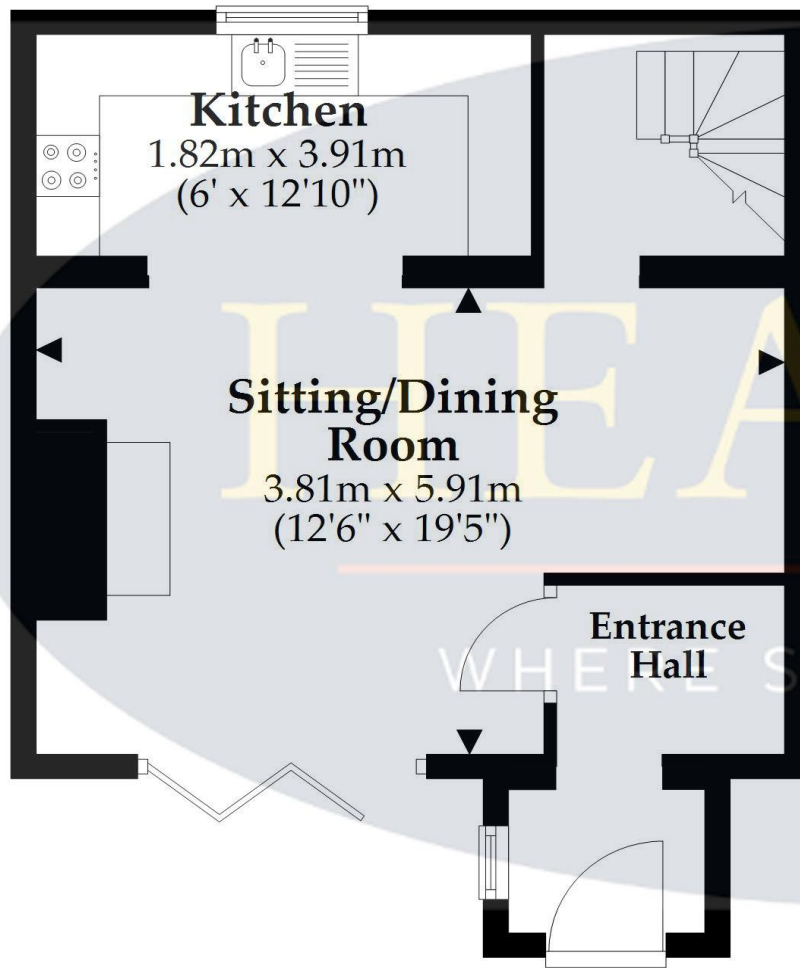
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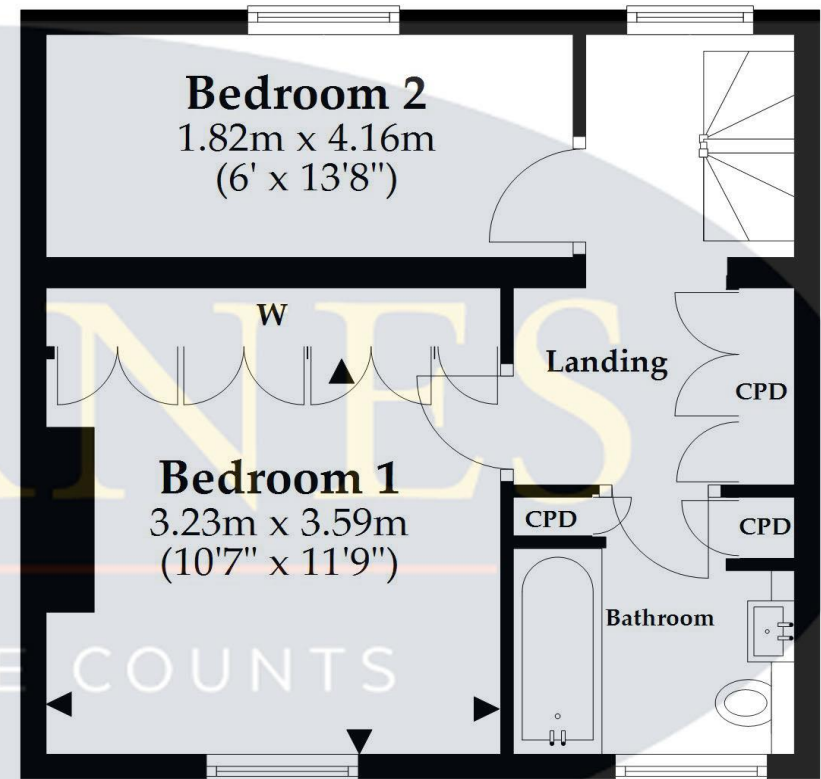
Ground Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 71.8 sq. metres (773.1 sq. feet)

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







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