

# HEARNES

WHERE SERVICE COUNTS



Wimborne  
Dorset, BH21 2GF



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## FREEHOLD PRICE: £375,000

A well presented three bedroom, two bathroom semi detached home with spacious kitchen/dining room, modern bathroom and en suite with off road parking situated in a popular residential location.

- Entrance hallway with modern cloakroom
- Large sitting room enjoying a dual aspect
- Spacious kitchen/breakfast room with range of base and eye level units and pan drawers, complementary worktops, inset gas hob and electric oven with extractor fan over, space for table and chairs, rear aspect window and French doors to garden
- Three good size bedrooms
- Main bedroom with modern en suite shower room and side window
- Family bathroom with three piece suite
- Outside: Brick paviour off road parking spaces. Front garden laid to lawn with paved pathway. Rear garden with patio and lawn area and further raised decking ideal for al fresco dining enclosed by panel fencing
- Maintenance: We understand from the vendor the annual maintenance charge is approximately £248 per annum

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

COUNCIL TAX BAND: D      EPC RATING: B

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