

Wimborne  
Dorset, BH21 1AU

HEARNES

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# Wimborne, Dorset, BH21 1AU

## FREEHOLD PRICE: £420,000

A spacious two double bedroom detached bungalow with a good size sitting/dining room, shower room and generous size garden with parking space and garage in block. NO FORWARD CHAIN.

- Spacious entrance hallway with cloak cupboard and wall mounted boiler
- Good size sitting/dining room with fireplace and gas coal effect fire and dual aspect windows
- Kitchen with range of base and eye level units and pan drawers with complementary worktops, inset gas hob with adjacent oven and grill, space for appliances, serving hatch to sitting/dining room with side aspect and door to outside
- Two double bedrooms: main bedroom with door to garden
- Shower room with shower cubicle, wash hand basin and WC, fully tiled walls
- Additional cloakroom with wash hand basin and WC
- Double glazing and gas heating
- Outside: front garden laid to shingle with paved pathway. The rear garden has a large patio area leading to generous size lawn area with flower and shrub borders, enclosed by panel fencing with gate access to rear walkway to garage. Garage in block of three off Cheriton Way with parking space

The location of the property combines the advantage of the 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: D

COUNCIL TAX BAND: TBC

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.

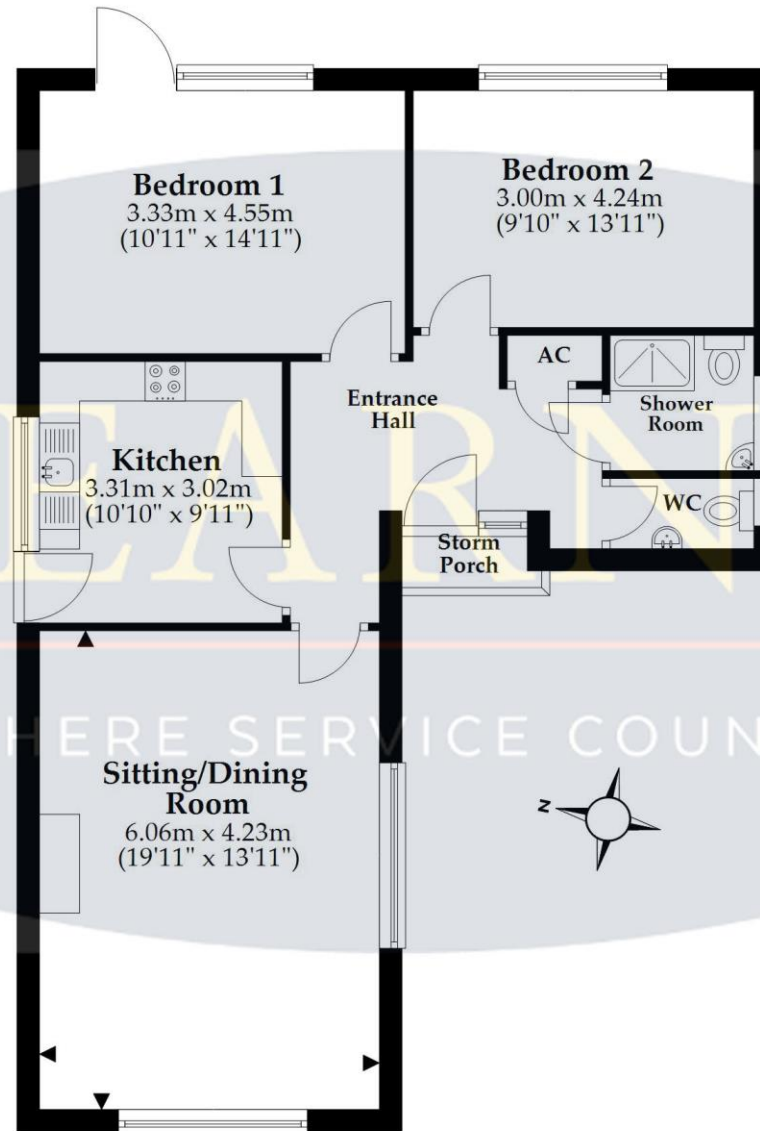






## Ground Floor

Approx. 80.6 sq. metres (867.3 sq. feet)



Total area: approx. 80.6 sq. metres (867.3 sq. feet)

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







Parking space



Parking  
Garage

FOR SALE





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