



# HEARNES

WHERE SERVICE COUNTS

FOR SALE

Wimborne  
Dorset, BH21 2FD



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## FREEHOLD PRICE: Offers over £465,000

A well presented four bedroom mid terrace home set over two floors offering riverside views from all floors, with two bathrooms, two parking spaces, large low maintenance private rear garden and approximately 10 minute walk to the town centre.

- Entrance hall with two storage cupboards and high quality laminate flooring which continues throughout the ground floor
- Separate cloakroom with pedestal wash hand basin and WC
- The sitting room includes double glazed French doors opening onto the southerly facing patio which overlooks the riverside
- Dual aspect kitchen/diner with double glazed French patio doors opening onto the patio. The kitchen is finished in a range of high gloss cream units with complementary worktops, fridge freezer, AEG double oven, gas hob, integrated AEG dishwasher and AEG washing machine
- On the first floor are three bedrooms, two doubles both with fitted wardrobes and one good size single. The main bedroom has riverside views
- Family bathroom with bath and shower over, pedestal wash hand basin and WC
- On the top floor is a double bedroom with river views, fitted wardrobes and en suite shower room with bath, separate shower cubicle, pedestal wash hand basin and WC
- Low maintenance rear garden idea for al fresco dining. There are two parking spaces at the rear of the property

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: E EPC RATING: B

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.



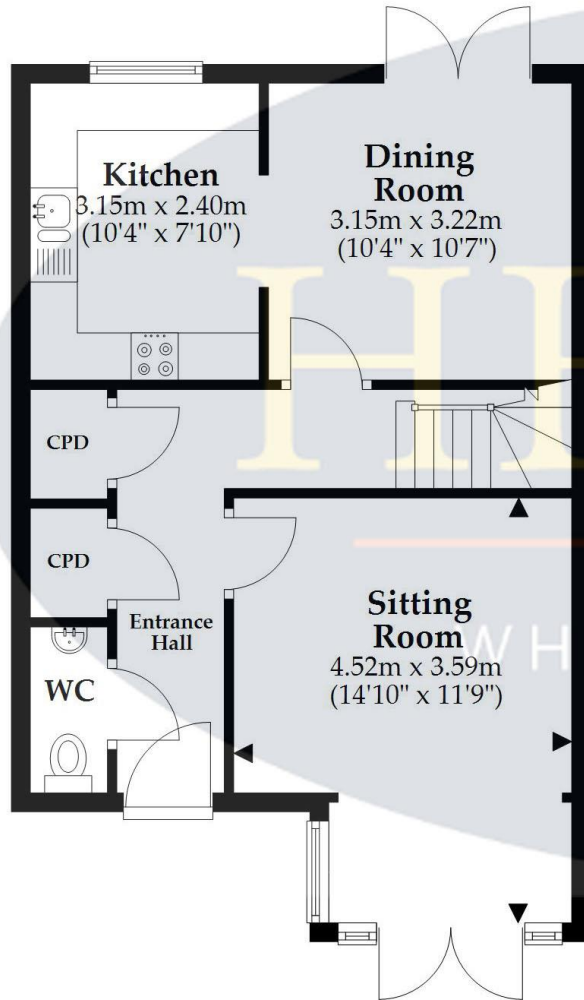






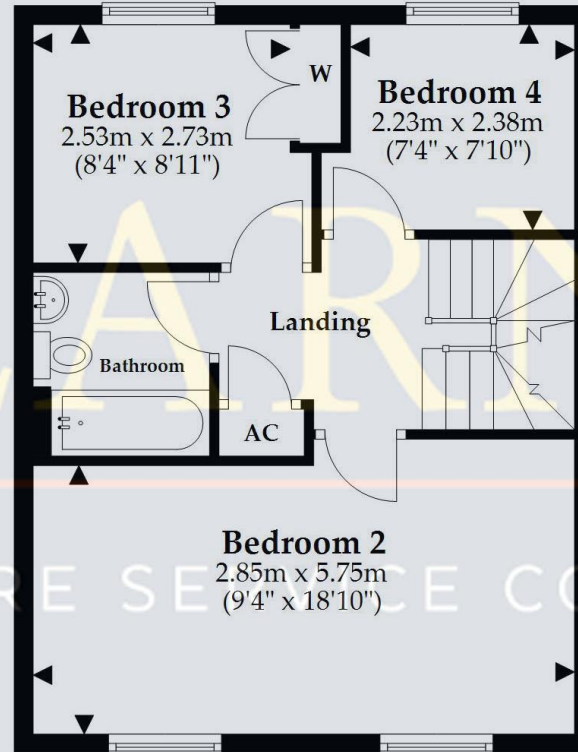
## Ground Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



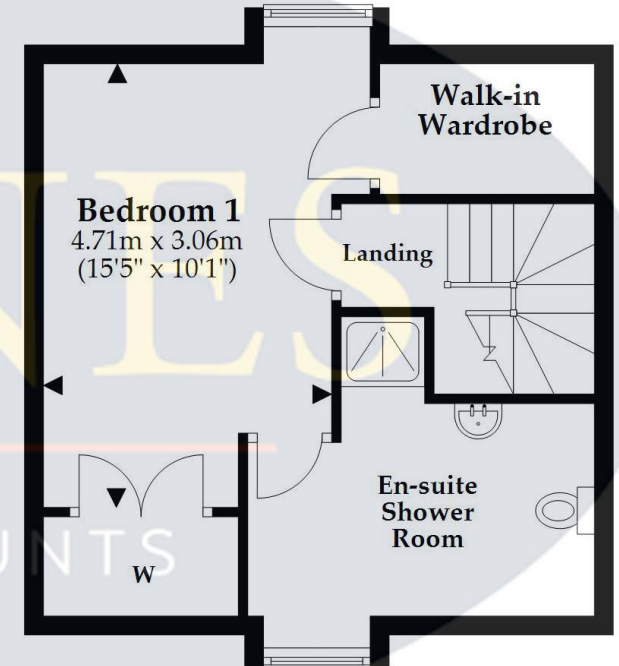
## First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



## Second Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



Total area: approx. 125.4 sq. metres (1349.8 sq. feet)

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











[www.hearnes.com](http://www.hearnes.com)

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