



HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 2AU**

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FREEHOLD PRICE: OFFERS OVER £395,000

A well proportioned four double bedroom, two reception room, two bathroom semi-detached family home with parking for 2 cars and a superb rear garden backing onto the rugby grounds within easy walking distance of the town centre and riverside walks nearby.

- Generous size entrance hall with quarter turn staircase and under stairs storage
- Good size kitchen with range of wood effect units and complementary worktops, a freestanding cooker, washing machine and fridge freezer
- Sitting room with wall mounted gas fire, double glazed sliding patio doors opening onto the garden
- Second reception room with wall mounted gas fire and front aspect
- Ground floor wet room with wash hand basin set in a vanity unit and WC
- Four double bedrooms all with space for wardrobes and wall mounted gas fires
- Family shower room with separate shower cubicle, pedestal wash hand basin and WC
- Ample off road parking
- Established rear garden with lawn area and range of shrubs and trees

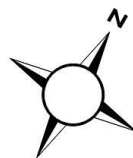
Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty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

COUNCIL TAX BAND: C EPC RATING: E

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.

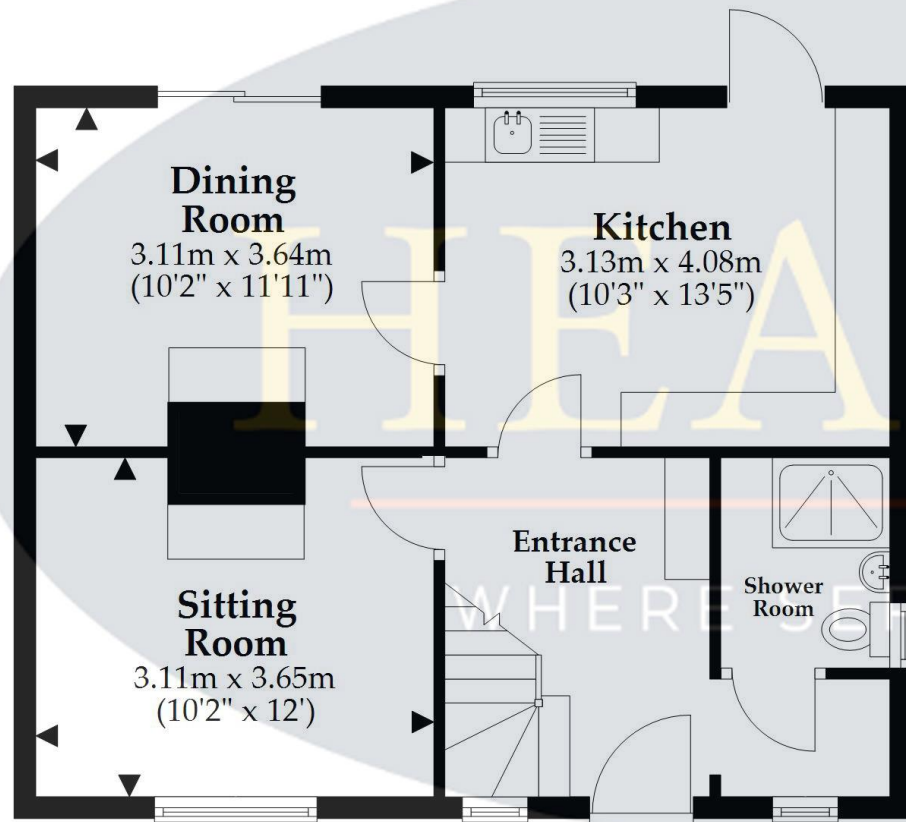






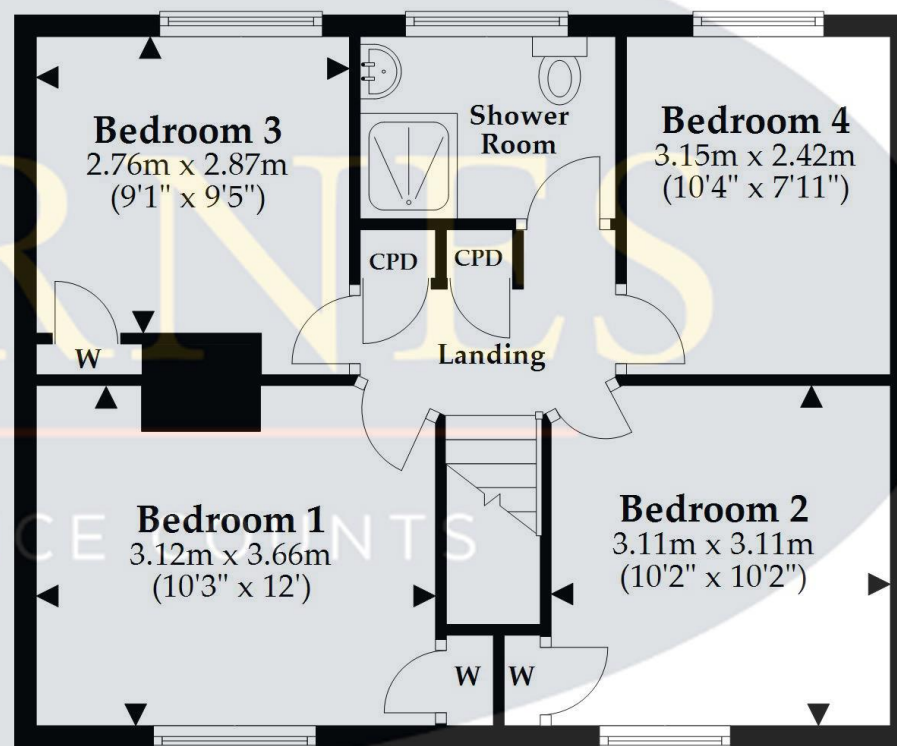
Ground Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



Total area: approx. 99.2 sq. metres (1067.7 sq. feet)

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



LJT SURVEYING





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