



HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 1EJ

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FREEHOLD PRICE: £355,000

An immaculate presented two double bedroom extended mid terraced house offering a courtyard garden that catches the afternoon and evening sun with garage and off road parking for two cars within a five minute level walk to the town centre. Owned by current owners for 30 years.

- Updated to a very high standard and with great attention to detail
- Entrance hall with cloakroom
- Cloakroom with wash hand basin and vanity unit and low level flush WC
- Stunning kitchen finished with a range of high gloss cream units and complementary quartz worktops, double oven and induction hob with chimney style extractor hood, integrated dishwasher, washing machine and fridge freezer
- Generous size sitting room with marble feature gas fireplace
- Superb spacious dining/sunroom with vaulted ceiling, velux windows and bifold doors opening onto patio
- Two double bedrooms both with a range of Hammond's fitted wardrobes and furniture
- Contemporary shower room with large walk in shower pedestal wash hand basin, vanity unit, heated towel rail and low level flush WC
- Courtyard garden with access to parking at rear
- Garage in block at the rear of the property with parking spaces

The property is just a short distance from Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

COUNCIL TAX BAND: C EPC RATING: C

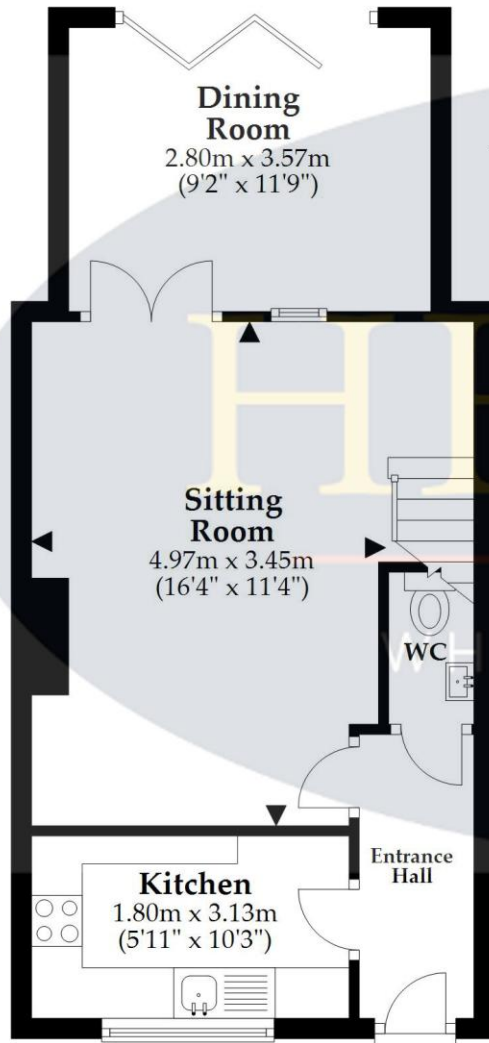
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





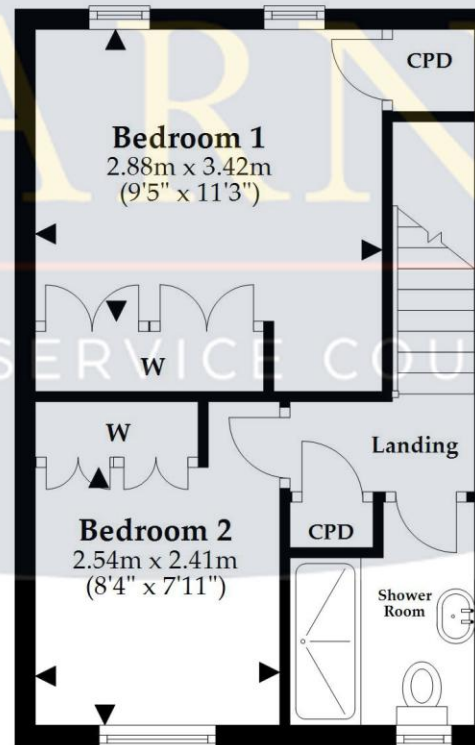
Ground Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



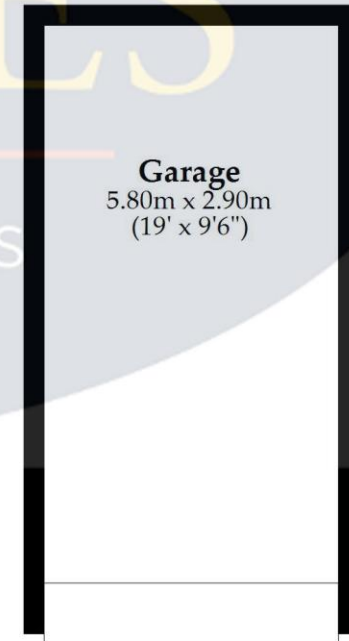
First Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



Garage

Approx. 16.8 sq. metres (181.0 sq. feet)



Total area: approx. 86.8 sq. metres (934.8 sq. feet)

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







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