



HEARNES

WHERE SERVICE COUNTS

TOWN
CENTRE

WAITROSE

FOR SALE

Wimborne
Dorset, BH21 1XA

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FREEHOLD PRICE: £320,000

An immaculately presented three bedroom townhouse with modern kitchen and bathrooms situated in a cul de sac location with allocated parking space. The property is within a short walk of superb river walks and just over a mile to the town centre. NO FORWARD CHAIN.

- Entrance hallway with tiled and wood flooring, storage cupboard and modern cloakroom
- Spacious sitting/dining room with large storage cupboard, window and French doors with fitted shutters to private patio and communal gardens
- Superb, fitted kitchen with range of base and eye level units and pan drawers with complementary worktops, inset gas hob with extractor fan over, adjacent oven and combination oven above, integrated fridge freezer and slimline dishwasher. Front aspect window
- Three good size bedrooms. Main bedroom with luxury en suite shower room and bedroom three having a built in cupboard
- Modern family bathroom with white three piece suite, bath with shower over and screen, vanity unit with wash hand basin and further storage cupboard, display shelving mirror, shaver point and ladder style heated towel rail
- Double glazing and gas heating
- Outside: Allocated parking space with further visitor parking bays. Rear private patio leading onto communal gardens
- Maintenance: We understand from the vendor the current maintenance charge is approximately £166 per half year

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

COUNCIL TAX BAND: D 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.

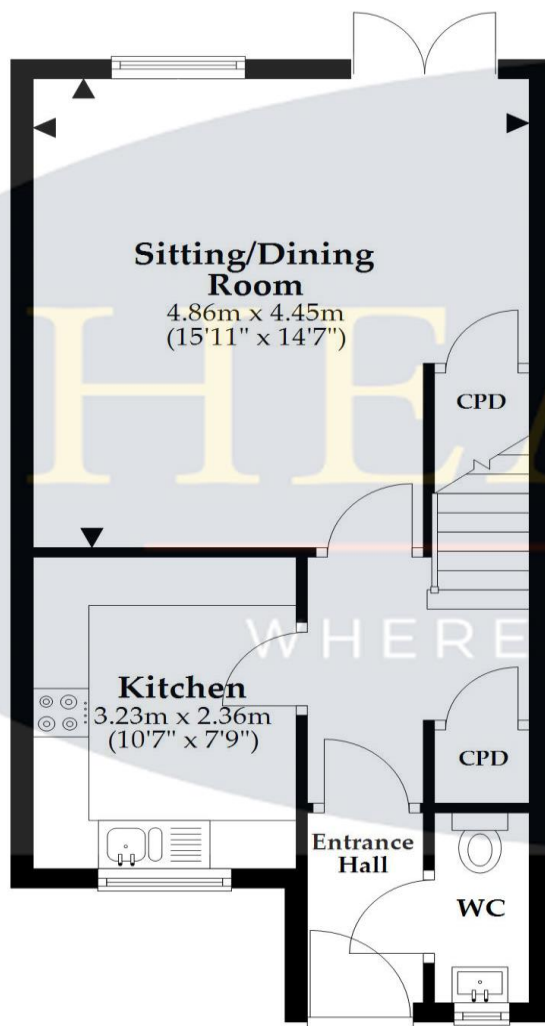






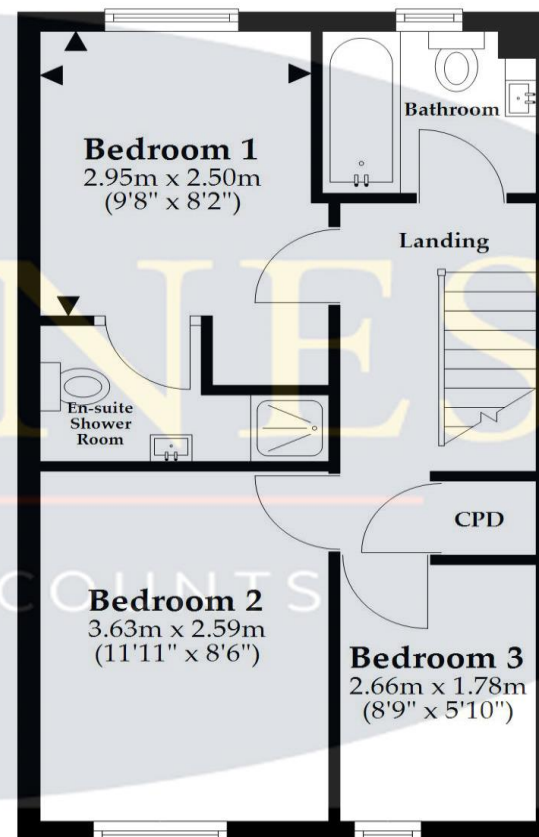
Ground Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Total area: approx. 75.7 sq. metres (814.7 sq. feet)

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



LJT SURVEYING





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