



HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1YA**

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FREEHOLD PRICE: £285,000

A well presented two bedroom townhouse featuring a modern kitchen and shower room. The property benefits from two allocated parking spaces and is situated in a quiet quad of properties close to the town centre. Offered with NO FORWARD CHAIN and VACANT POSSESSION.

- Entrance porch with storage cupboard
- Sitting/dining room with staircase to first floor and front aspect window
- Modern fitted kitchen with base and eye level units and drawers, complementary worktops, inset halogen hob, oven and grill, extractor fan, integrated fridge freezer, freestanding Bosch washing machine and rear window and door to garden
- Two bedrooms with built in wardrobes
- Shower room with modern white suite with over size shower cubicle, vanity unit with wash hand basin, enclosed WC, fully tiled walls and ladder style heated towel rail
- Double glazing and recently installed electric heating
- Two allocated parking spaces
- Rear garden with patio and lawn area with garden shed enclosed by panel fencing and gate to access parking

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

COUNCIL TAX BAND: C EPC RATING: D

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.



Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

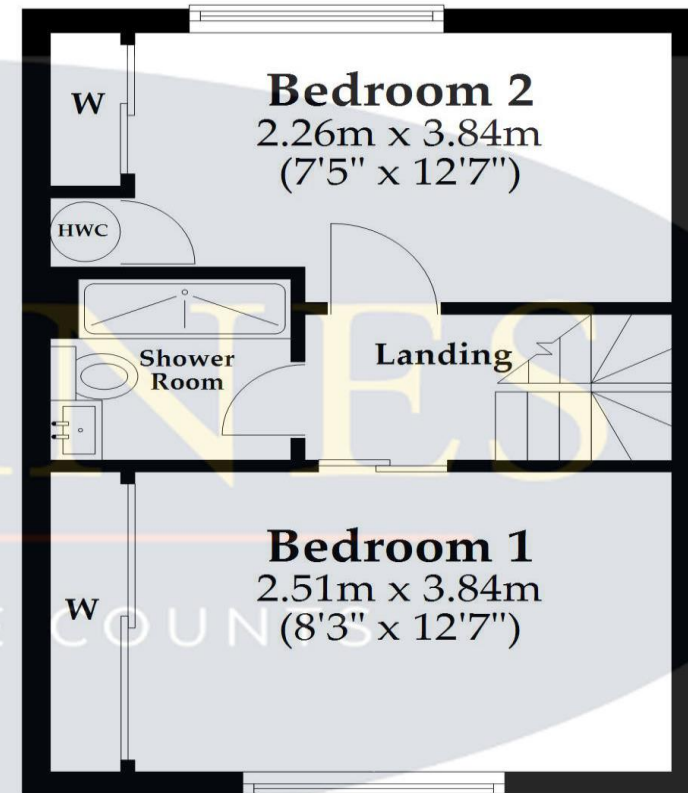
Ground Floor

Approx. 31.3 sq. metres (337.2 sq. feet)



First Floor

Approx. 27.5 sq. metres (295.9 sq. feet)



Total area: approx. 58.8 sq. metres (633.2 sq. feet)

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



