



HEARNES

WHERE SERVICE COUNTS

FOR SALE

Wimborne  
Dorset, BH21 1JJ

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## FREEHOLD PRICE: Offers in excess of £450,000

A three double bedroom detached town centre home set in a quiet Mews of similar properties with courtyard garden and garage in a cul de sac location within a short walk of Waitrose and the amenities of the town. NO FORWARD CHAIN.

- Entrance hall with high quality laminate flooring which continues through to the sitting room, cloakroom and under stairs storage
- Kitchen with a range of light oak effect units and complementary worktops, Miele oven and induction hob, breakfast bar, integrated combination microwave oven and space for fridge
- Cloakroom with wall mounted wash hand basin set in a range of built-in furniture and a bio bidet WC
- Sitting room with twin aspect and access to the conservatory
- Conservatory with double glazed windows and roof, plumbing for washing machine
- Landing with loft access
- Three double bedrooms, one with fitted wardrobes
- Family shower room with large double shower, wash hand basin set into fitted furniture and a bio bidet WC
- Well stocked low maintenance garden including shed and tool storage with gate access at the rear
- Garage set in a block close to the property

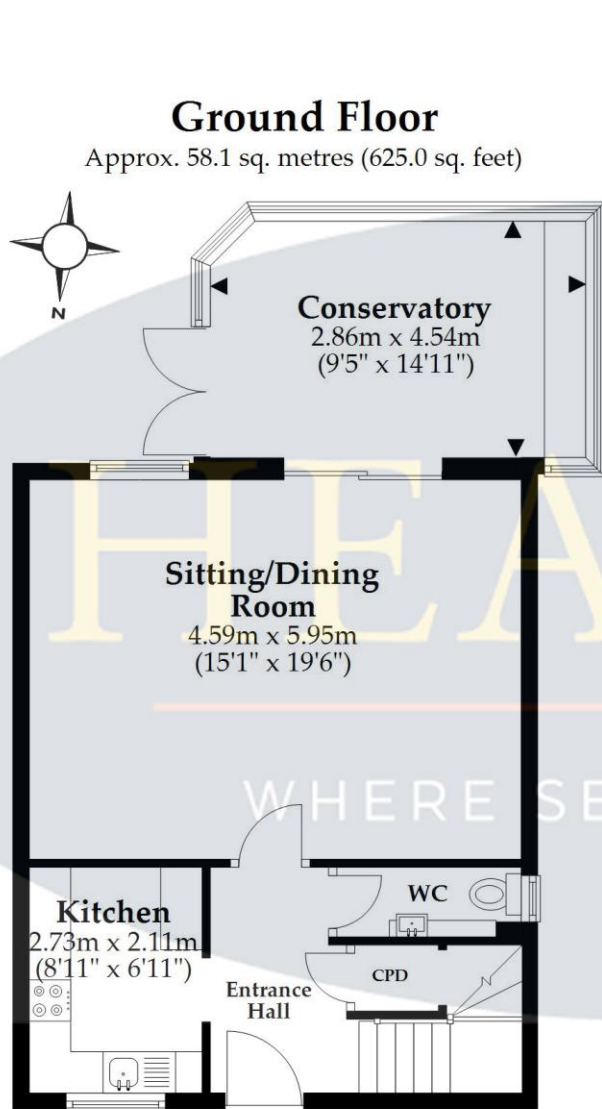
Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty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

**COUNCIL TAX BAND: E EPC RATING: 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.

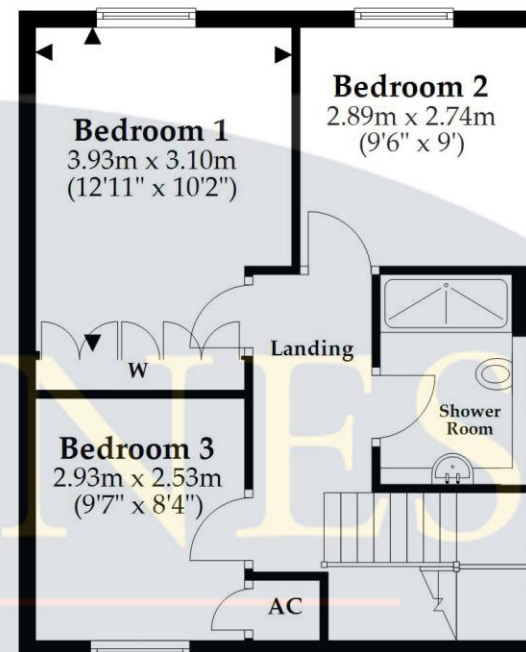






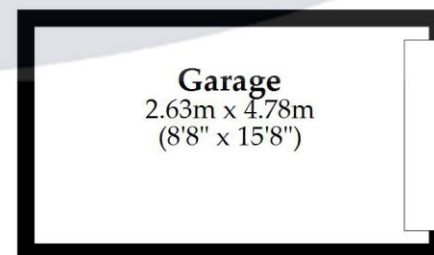
### First Floor

Approx. 44.2 sq. metres (475.2 sq. feet)



### Garage

Approx. 12.6 sq. metres (135.3 sq. feet)



Total area: approx. 114.8 sq. metres (1235.5 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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