



HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 4EW

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FREEHOLD PRICE £330,000

A modern and well presented two bedroom semi-detached home with a kitchen/breakfast room, en suite to main bedroom and parking for two cars.
VENDOR SUITED.

- Entrance hallway with stairs to first floor landing
- Good size sitting room with understairs storage cupboard
- Spacious kitchen/breakfast room with range of base and eye level units with complementary worktops, inset hob and oven with extractor fan, water softener and space for table and chairs
- Utility area with worktop and space for washing machine and cupboard housing gas boiler
- Cloakroom with WC and wash hand basin
- Two double bedrooms with built in mirror fronted wardrobes
- Main bedroom with luxury en suite shower room and bedroom two with additional storage cupboard
- Contemporary family bathroom with shower over bath, wash hand basin and WC
- Double glazing and gas heating and remaining builder's warranty
- Outside: a tarmac driveway offering private off-road parking for two vehicles. The rear garden has a patio area leading to lawn with an olive tree and enclosed by panel fencing and a timber shed to the rear
- Estate maintenance fee to Trinity: we understand from the vendor is £14.51 per month

The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within 1.5 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

EPC RATING: B

COUNCIL TAX BAND: C

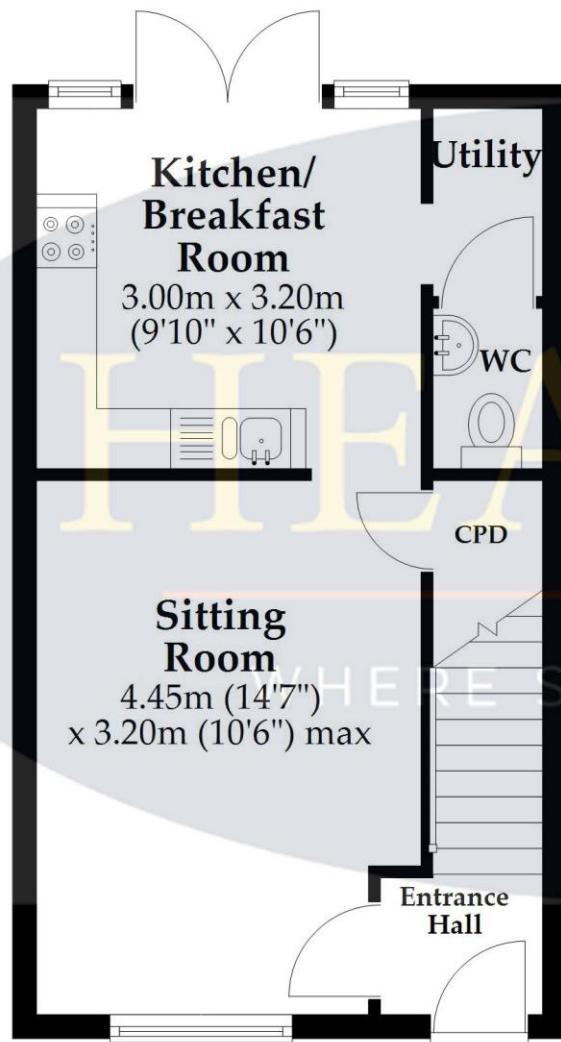
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

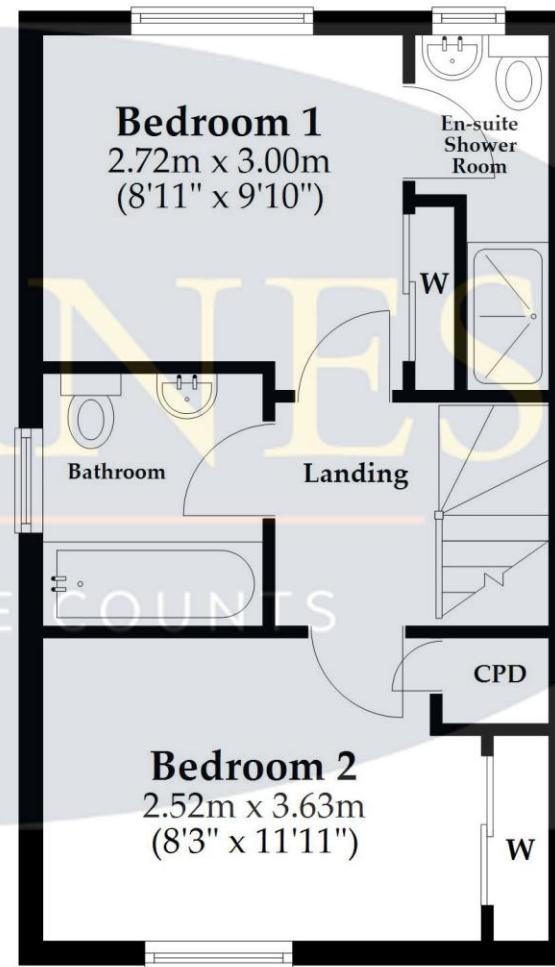
Ground Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



First Floor

Approx. 31.0 sq. metres (334.1 sq. feet)



Total area: approx. 62.8 sq. metres (675.8 sq. feet)

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



