



HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 4FG

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FREEHOLD PRICE: £335,000

A well proportioned two double bedroom end of terrace home with landscaped garden, home office and parking for two cars located within easy reach of local schools and ten minutes' walk from the town centre.

- Entrance hall with laminated floor and access to the cloakroom with wall mounted wash hand basin, WC and part tiled walls
- Sitting room with under stairs storage and front aspect picture window
- Kitchen/diner with double glazed French doors opening onto the patio. The kitchen is finished in a range of matt grey units with complementary worktops, built-in oven and four ring gas hob, tiled splash back, integrated fridge freezer and space for washing machine and dishwasher
- Two double bedrooms both with space for free standing wardrobes
- Family bathroom with bath and shower over, pedestal wash hand basin, WC, back lit mirror and heated towel rail
- Landscaped rear garden with range of shrubs and trees. Home office and large shed, both with power and light and a further three outside power points. Air conditioning unit in the home office

This home is located within easy reach of the town centre and close to the sang land with pathways as well as a walk to the Horns pub. 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.

COUNCIL TAX BAND: C EPC RATING: B

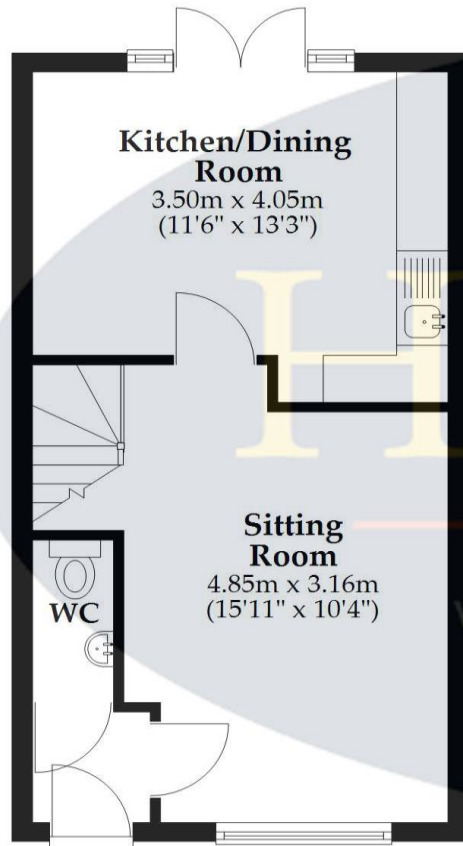
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

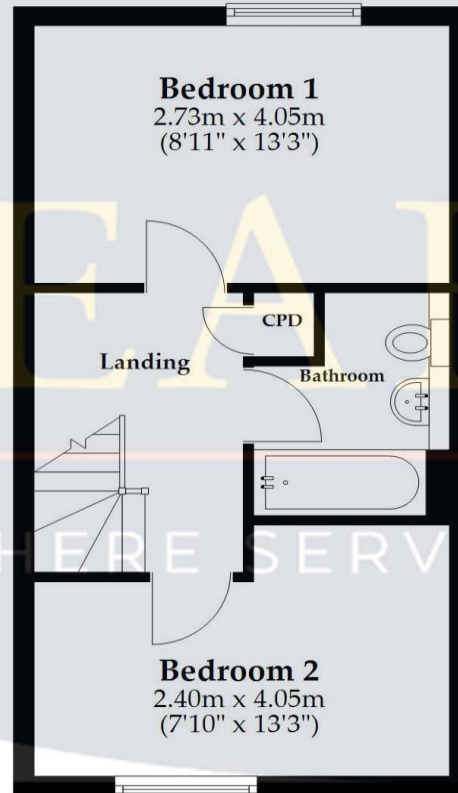
Ground Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



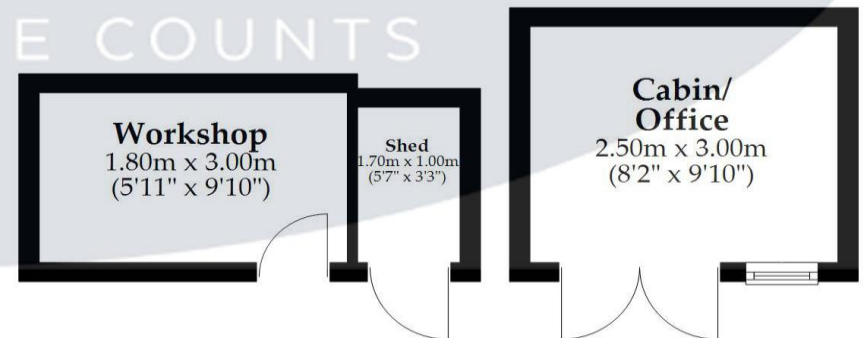
First Floor

Approx. 32.4 sq. metres (348.4 sq. feet)



Outbuildings

Approx. 14.8 sq. metres (159.0 sq. feet)



Total area: approx. 79.3 sq. metres (853.9 sq. feet)

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



LJT SURVEYING

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

