

HEARNES

WHERE SERVICE COUNTS



Wimborne
Dorset, BH21 2GA

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FREEHOLD PRICE: £460,000

A well presented detached family home offering three bedrooms, a good size sitting room and modern fitted kitchen and bathroom with off road parking situated in a popular residential location.

- Spacious entrance hallway with feature grey wood effect flooring following through to the kitchen/breakfast room, radiator and cover, large cupboard space for cloaks
- Cloakroom with wash hand basin, WC and part tiled walls
- Good size kitchen/breakfast room with range of base and eye level units and pan drawers, complementary worktops, inset hob and oven below with extractor fan over, integrated dishwasher, fridge freezer and integrated washer/dryer, concealed cupboard housing the boiler, space for table and chairs, dual aspect window and French doors to garden
- Three bedrooms. Main bedroom with built in wardrobes and luxury fitted en suite shower room, bedroom two with built in wardrobe and bedroom three with built in wardrobe, currently being used as a dressing room
- Family bathroom with modern three piece suite, ladder style heated towel rail and part tiled walls
- Outside: Brick paviour driveway gives off road parking for two cars. The rear garden has patio area leading to lawn with flower, tree and shrub borders and garden shed enclosed by panel fencing and brick walling
- Maintenance: We understand from the vendor - **TBC**
- Remainder of builder warranty
- Solar panels: We understand from the vendor - **TBC**

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: D EPC RATING: B

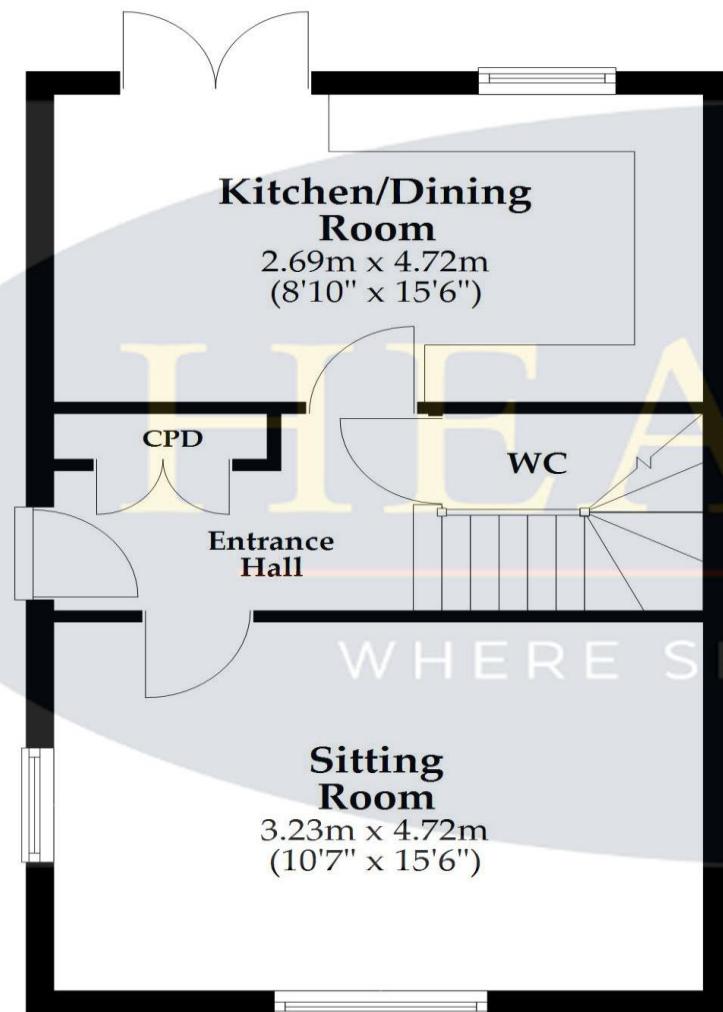
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

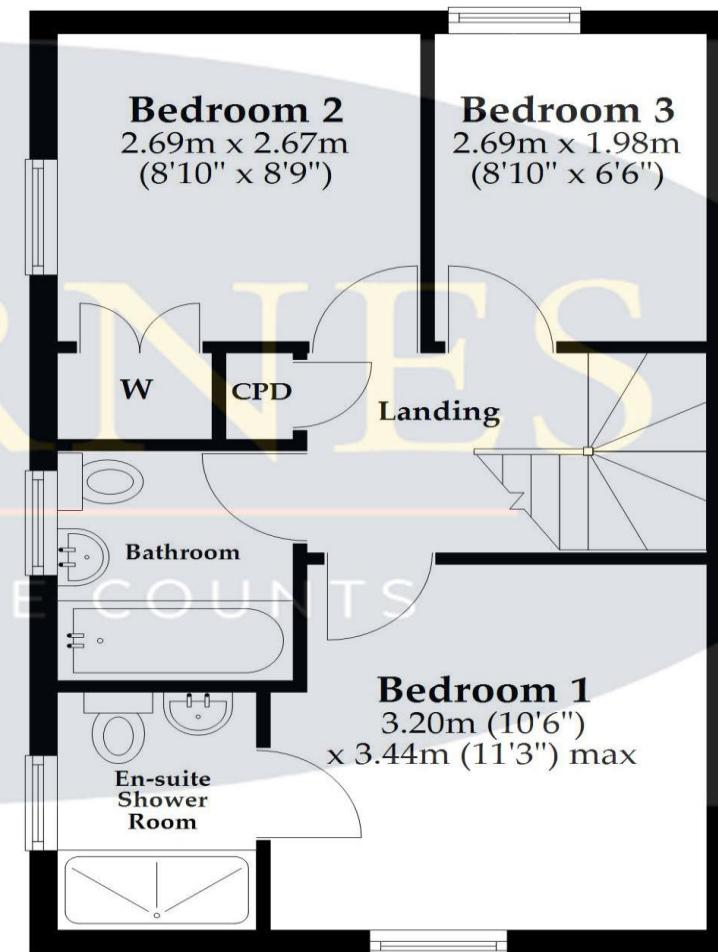
Ground Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.3 sq. feet)

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



