

Wimborne  
Dorset, BH21 1HS



FOR SALE

HEARNES

WHERE SERVICE COUNTS

# Wimborne, Dorset, BH21 1HS

## FREEHOLD PRICE: £380,000

A well proportioned two double bedroom semi-detached home with open plan kitchen/diner/sitting room with a beautiful walled garden and set in a private gated development off Wimborne High Street built in 2019.

- Entrance hall with automatic light and access to the cloakroom
- Open plan kitchen/dining room with double glazed French doors opening onto patio and private walled garden
- Kitchen finished in a range of high gloss cream units with complementary worktops, a ceramic hob and built-in oven, integrated fridge freezer, dishwasher and washing machine, window overlooking the front garden
- Two generous size double bedrooms both with fitted wardrobes and dual aspects
- Family bathroom with 'p' shaped bath and shower over, pedestal wash hand basin, WC and heated towel rail
- Side access to private rear garden with established shrubs and flowers
- Access is a block paved driveway via the High Street with security gated entrance. Part of the drive is owned by the landlord of the property on the corner who maintains the gate and driveway up to the front of the property
- NB: This property has no parking - an annual residents parking permit can be bought from Dorset Council website at approximately £290 per annum

The property is just a short distance from Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

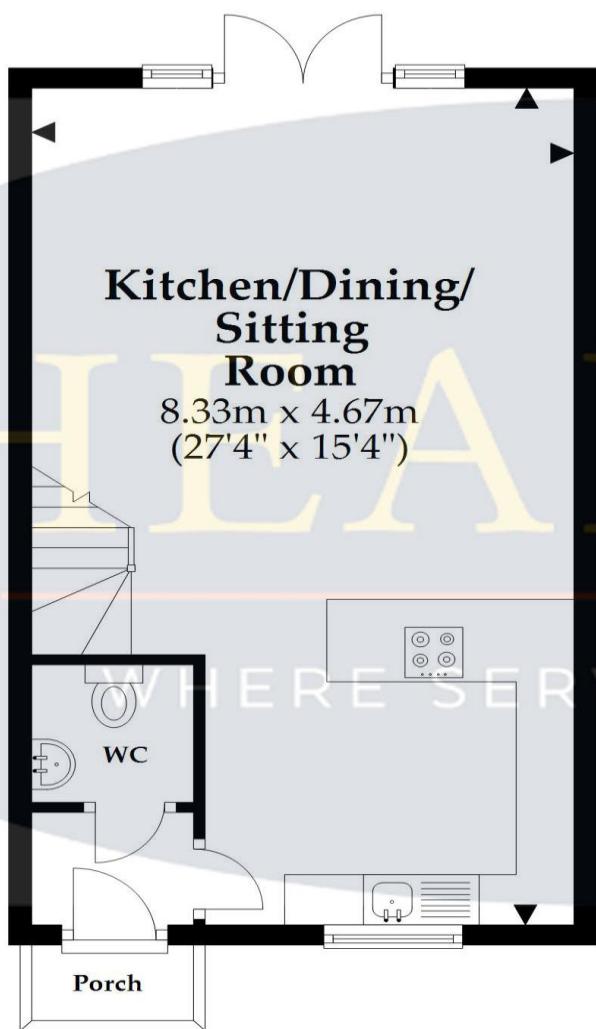
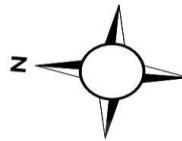
COUNCIL TAX BAND: D      EPC RATING: B

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.



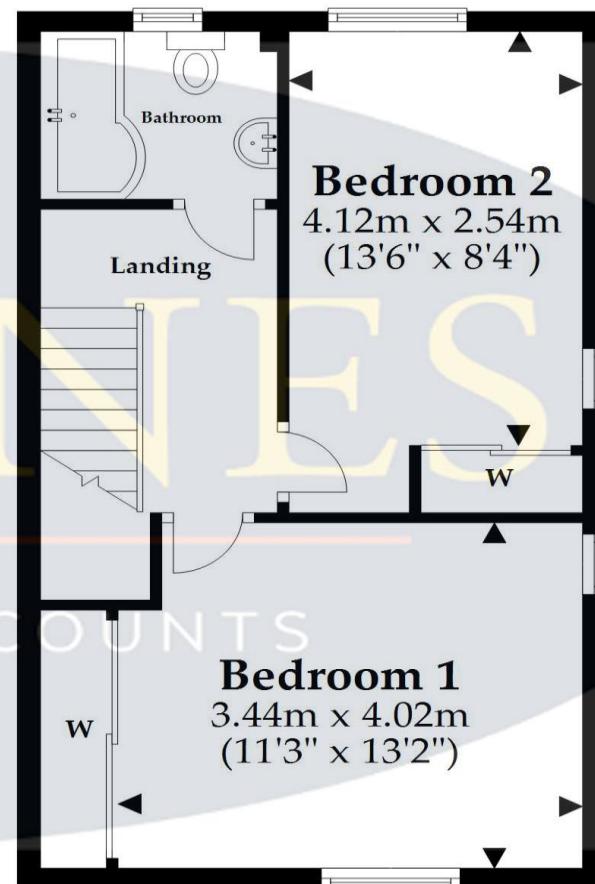
## Ground Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



## First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Total area: approx. 78.0 sq. metres (839.7 sq. feet)

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



