



FOR SALE

**HEARNES**

WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 2FB**

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## FREEHOLD PRICE: £460,000

This attractive four bedroom, three storey townhouse offers stylish and spacious accommodation throughout, featuring a modern fitted kitchen/dining room and a superb main bedroom with en suite shower room. The property also benefits from a garage and parking and is ideally positioned on the popular Waters Edge Development enjoying scenic riverside walks and convenient access to the town centre. Ideal for families or professionals seeking modern living in a desirable location.

- Entrance hallway with wood effect flooring leading through to cloakroom and sitting room
- Modern cloakroom with wash hand basin and WC
- Cosy sitting room enjoying a front aspect
- Spacious kitchen/dining room with range of base and eye level units with complementary worktops, inset gas hob with extractor fan over and oven adjacent, space for appliances, tiled flooring and space for large table and chairs, rear aspect window and French doors to garden
- First floor landing with airing cupboard
- Three generous size bedrooms, one with built in wardrobe
- Family bathroom with white three piece suite
- Main bedroom with en suite shower room enjoying a dual aspect
- Double glazing and gas heating
- With a high 'B' EPC rating this energy efficient home offers reduced fuel bills and superior insulation
- Outside: Brick paviour communal driveway leading to garage with parking in front. Front garden with pedestrian gate and path to front door. Rear garden with good size patio leads to lawn area enclosed by high hedging with gate access to the riverside walks and play park
- Maintenance: We understand from the vendor this is approximately £355 per annum to the Managing Agent, Remus

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. The property is approximately a 1 mile level walk to Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.

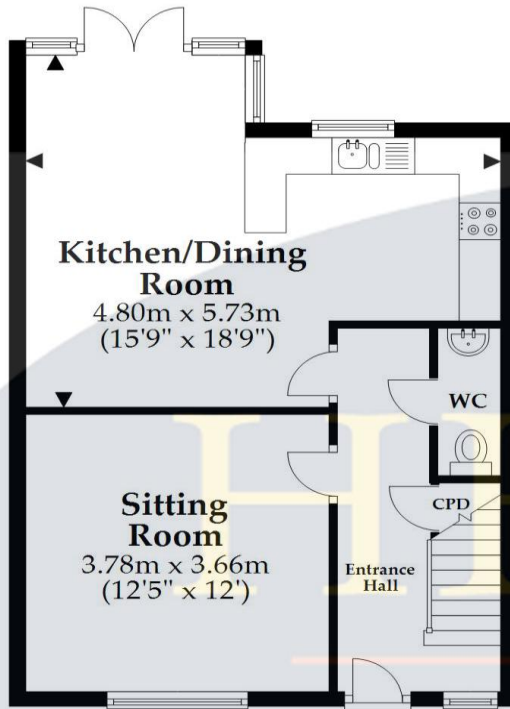




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

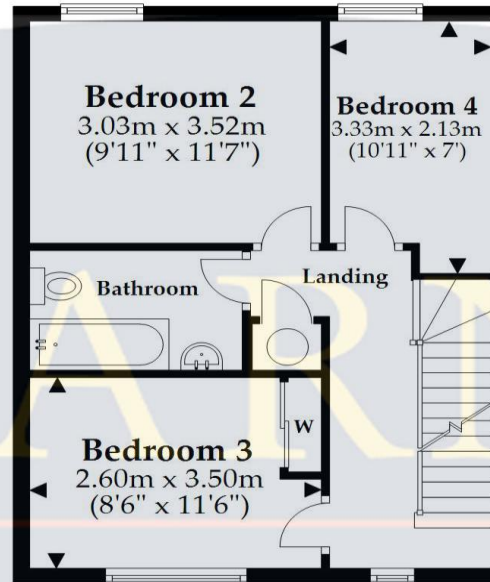
## Ground Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



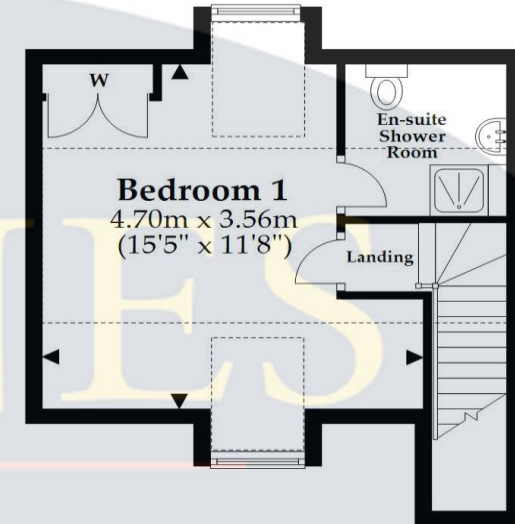
## First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



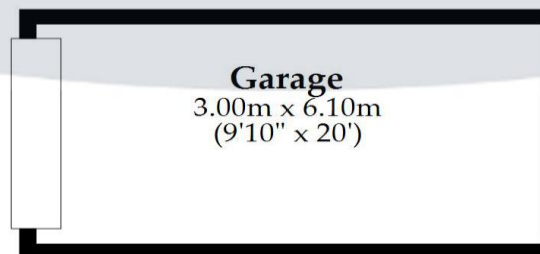
## Second Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



## Garage

Approx. 18.3 sq. metres (197.0 sq. feet)



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Total area: approx. 135.0 sq. metres (1452.9 sq. feet)

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







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