



Wimborne
Dorset, BH21 2GF

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FREEHOLD PRICE: £400,000

A well presented three bedroom, three story semi detached home with modern kitchen and bathrooms and two allocated parking spaces in a sought after new development.

- Entrance hallway with wood effect quality laminated flooring throughout ground floor
- Modern cloakroom with WC and wash hand basin
- Spacious sitting room with storage cupboard and rear aspect window with French doors to garden
- Kitchen with range of base and eye level units with complementary worktops, inset gas hob with electric oven below and extractor fan over, integrated fridge freezer and dishwasher, space for washing machine. Front aspect window
- Two double first floor bedrooms with built-in wardrobes and 'Jack and Jill' bathroom to bedroom two
- Bathroom with white modern suite
- Second floor main bedroom 28'5" x 13'4" with built-in cupboard and dual aspect
- Modern en suite shower room with double shower cubicle, wash hand basin and WC
- Double glazing and gas heating
- Outside: two allocated parking spaces. The rear garden has a patio leading to lawn area enclosed by panel fencing.
- Maintenance: We understand from the vendor that the annual maintenance fees are currently 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

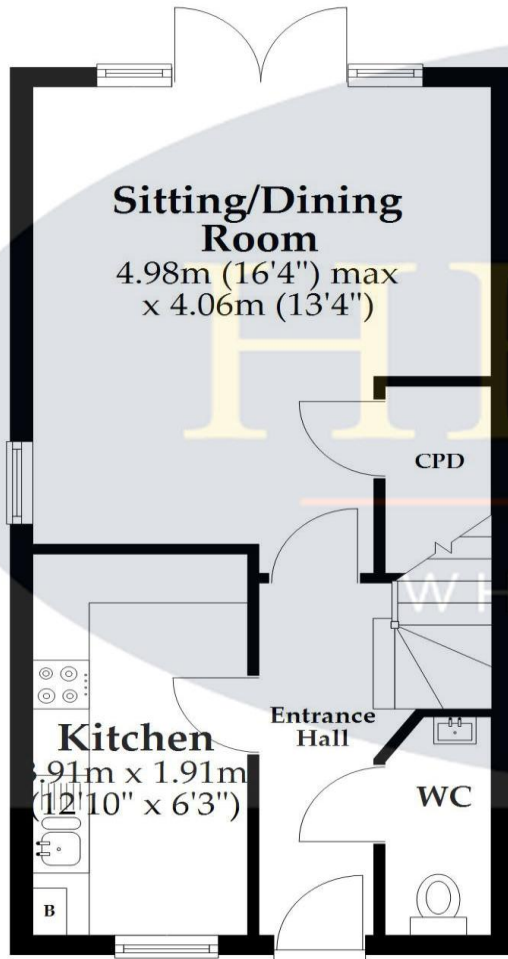
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

Ground Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



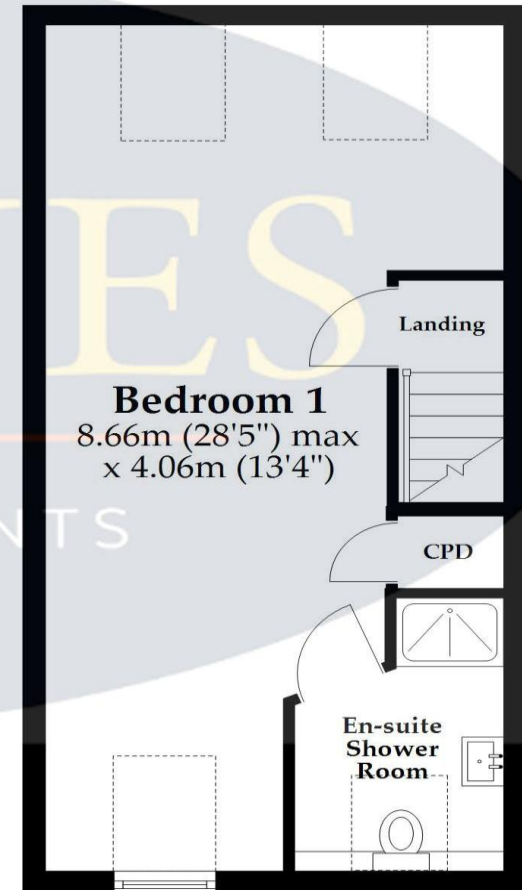
First Floor

Approx. 35.3 sq. metres (379.8 sq. feet)



Second Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 106.1 sq. metres (1141.9 sq. feet)

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



