

HEARNES

WHERE SERVICE COUNTS



Wimborne
Dorset, BH21 2GB

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FREEHOLD PRICE: £400,000

A well presented and spacious three bedroom semi detached home with superb kitchen/dining room and modern bathroom, en suite and cloakroom, brick paviour off road parking in a popular residential location.

- Entrance hallway with modern cloakroom, WC, corner wash hand basin and part tiled walls
- Feature Amtico flooring to hallway, cloakroom and kitchen/dining room
- Spacious sitting room with front aspect
- Large kitchen/dining room with range of base and eye level units with complementary worktops, inset gas hob with electric oven below and extractor fan over, integrated washing machine and slimline dishwasher, space for fridge freezer and table and chairs, rear aspect window and French doors to patio and garden
- Three good size bedrooms
- Modern bathroom with white three piece suite, ladder style heated towel rail and part tiled walls
- Double glazing and gas heating
- Outside: Brick paviour off road parking for two cars. The rear garden is south facing and landscaped with large extended patio area ideal for al fresco dining, good size lawn and flower/tree/shrub borders with further rear sun terrace
- Maintenance: We understand from the vendor that there is an annual maintenance charge for the communal areas which is currently **TBC**

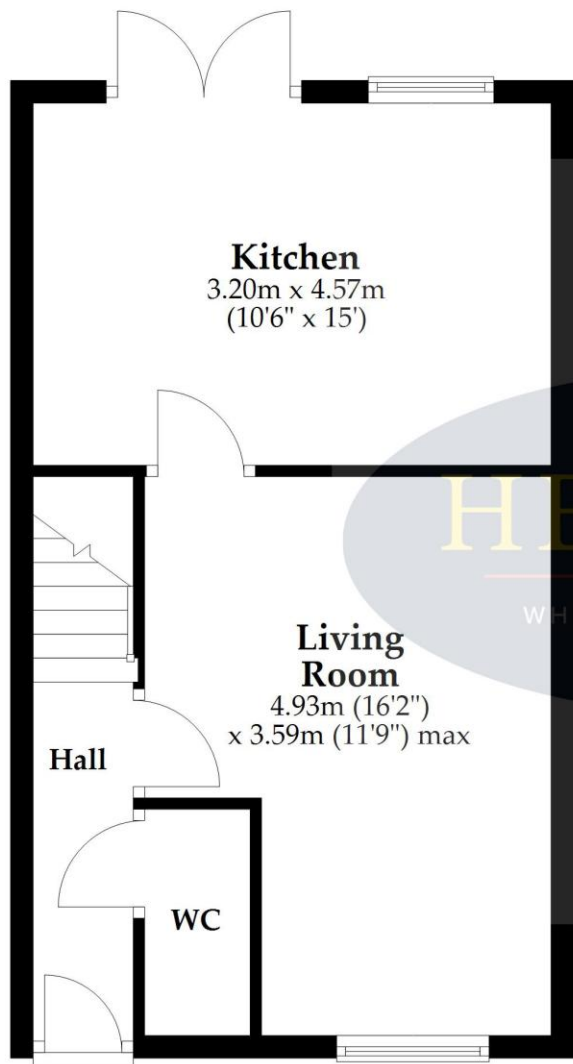
The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre approximately two miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: B

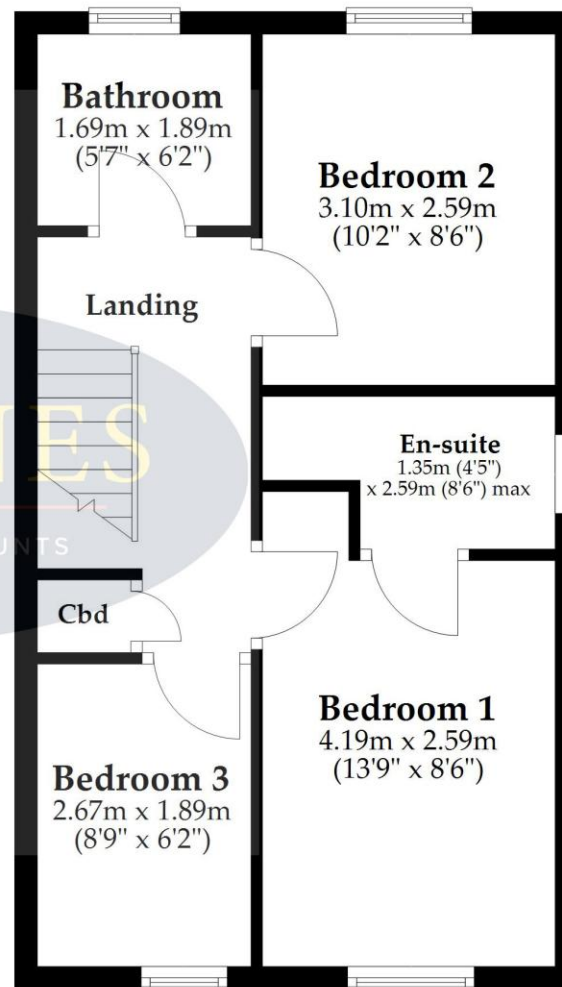
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



Ground Floor



First Floor



Total area: approx. 75.2 sq. metres (809.8 sq. feet)

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

