



FOR SALE



**Wimborne
Dorset, BH11 9FT**

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FREEHOLD PRICE: £385,000

A well proportioned three bedroom semi-detached home with larger than average garden, workshop, home office and parking for two cars.

- Entrance hall with space for shoes and coats
- Sitting room with under stairs storage and large window
- Separate cloakroom with pedestal wash hand basin and WC
- Kitchen/diner with double glazed French patio doors opening onto the garden. The kitchen is finished in a range of high gloss white units with complementary worktops, gas hob, cooker and space for washing machine and fridge freezer, plumbing and electrics for dishwasher
- Three bedrooms, two doubles and a good size single, the main bedroom has an en suite shower room with walk in shower, heated towel rail, pedestal wash hand basin and WC
- Family bathroom with shower over the bath, pedestal wash hand basin, WC and heated towel rail
- Southerly facing garden with garden shed and purpose built home office with power and light. Outside tap and power point
- Off road parking for two cars

This property is situated in the semi rural location of Canford Paddock, opposite protected natural greenspace with river walks along the nearby River Stour. The market town of Wimborne Minster is 3.6 miles away with an abundance of cafes, restaurants and local shops and both Bournemouth and Poole are within easy reach with activities for all the family to enjoy.

COUNCIL TAX BAND: C EPC RATING: B

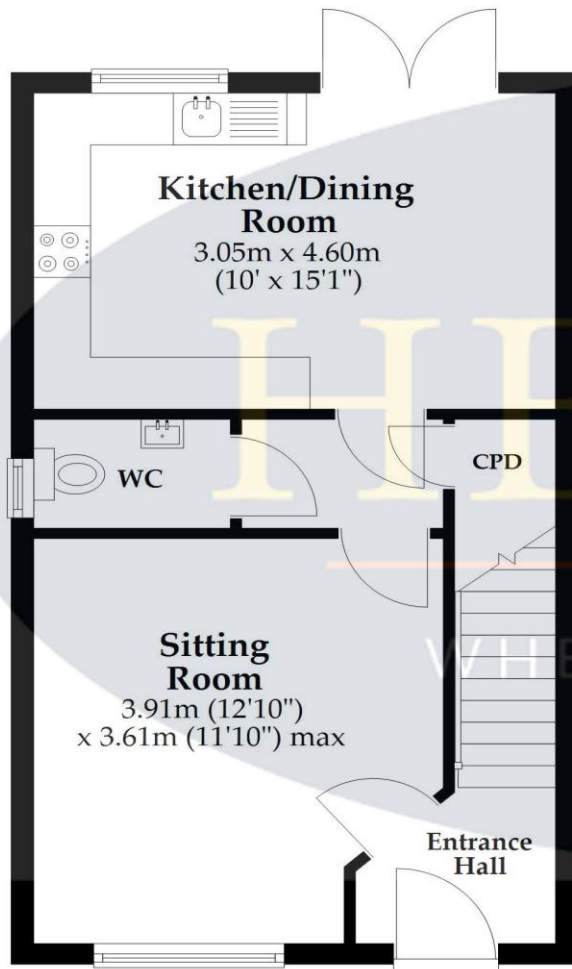
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

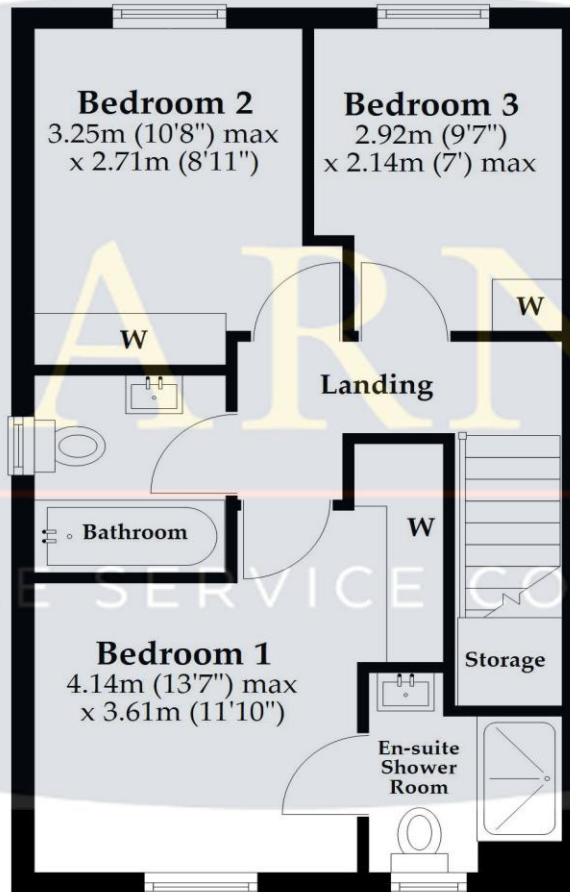
Ground Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



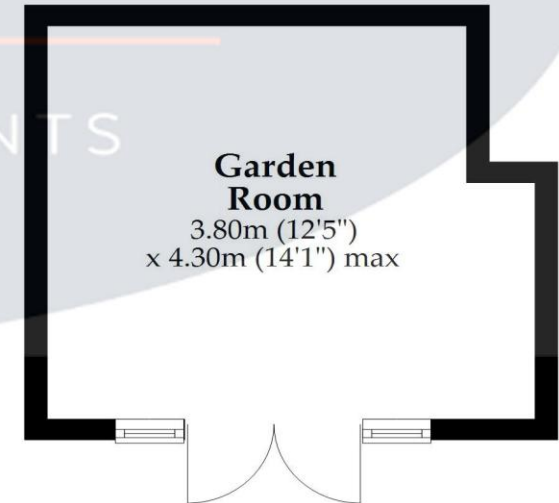
First Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



Outbuilding

Approx. 15.4 sq. metres (165.9 sq. feet)



Total area: approx. 90.7 sq. metres (976.5 sq. feet)

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



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