

HEARNES

WHERE SERVICE COUNTS



**Wimborne
Dorset, BH21 1DG**

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FREEHOLD PRICE: £580,000

A well proportioned three double bedroom detached bungalow with kitchen/diner, spacious sitting room, landscaped garden, garage and parking for two cars situated in a popular residential location within easy reach of the town centre. NO FORWARD CHAIN.

- Entrance hall with storage cupboard and loft access
- Spacious dual aspect sitting room with large picture window overlooking the front garden and separate window overlooking the rear garden
- Kitchen with a conservatory/dining area. The kitchen has a range of wood effect units with complementary worktops, Siemens double oven, four ring gas hob, Neff integrated dishwasher, integrated fridge and freezer, space for washing machine and tiled floor
- Separate cloakroom with wall mounted wash hand basin and WC
- Modern family bathroom with shower cubical, wash hand basin set into a vanity unit, heated towel rail and WC
- Three double bedrooms, two with fitted wardrobes and garden views
- Landscaped garden with a large patio area ideal for al fresco dining, greenhouse and vegetable plot and side access
- Garage with electric roller door, power and light

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: E EPC RATING: C

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.

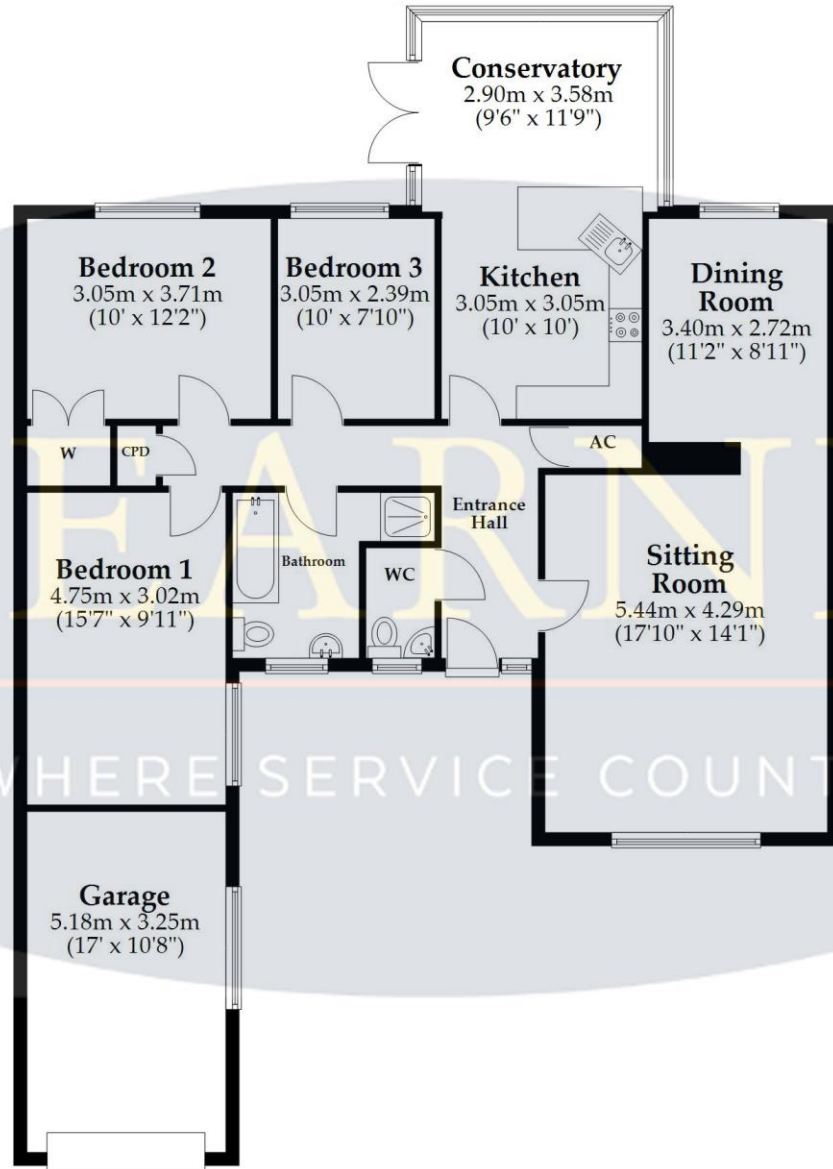




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

Ground Floor

Main area: approx. 109.4 sq. metres (1177.1 sq. feet)
Plus garages, approx. 16.8 sq. metres (181.3 sq. feet)



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







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