



Wimborne  
Dorset, BH21 1AD

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## FREEHOLD PRICE: £450,000

A charming, detached family home just moments from Wimborne town centre, offering three well proportioned bedrooms, cosy sitting room and good size kitchen/dining room. The main bedroom benefits from an en suite while outside features a private low-maintenance courtyard garden and off-road parking. Ideally positioned within easy walking distance of the town centre and scenic riverside walks.

- Entrance hallway with laminate wood effect flooring through to the kitchen/dining room and cloakroom and under stairs storage cupboard
- Modern cloakroom
- Cosy sitting room with square bay window and fireplace with open fire facility and gas point
- Good size kitchen/dining room with range of base & eye level units and drawers, complementary worktops with inset electric hob and oven with extractor fan over, space for appliances and table and chairs, rear aspect window and French doors to garden
- Three well proportioned bedrooms: main bedroom with en suite shower room and bedroom two and three with storage cupboard and bedroom two with feature circular window
- Family bathroom with white three-piece suite
- Double glazing and gas heating
- Outside: brick paviour undercroft parking with electric charging point and side pedestrian access with gate to rear garden. Private low-maintenance garden with composite decking leading to artificial lawn area, brick built BBQ and garden shed enclosed by high brick walling

The location of the property combines the advantage of the 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.

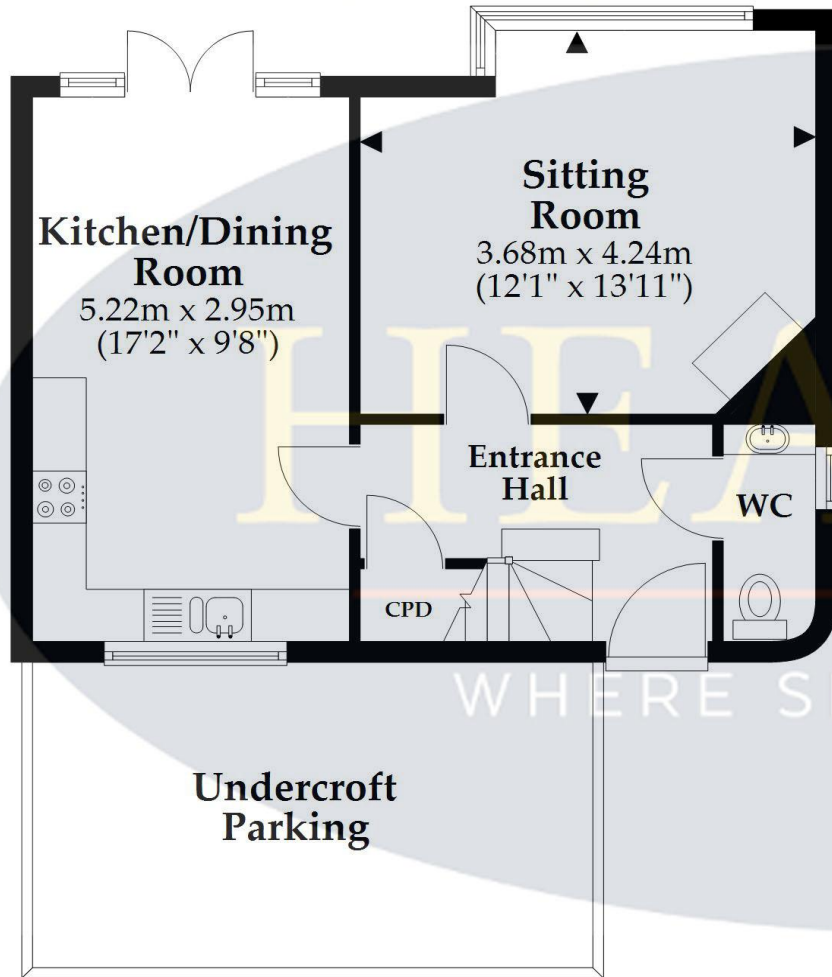
COUNCIL TAX BAND: D EPC RATING: D

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.



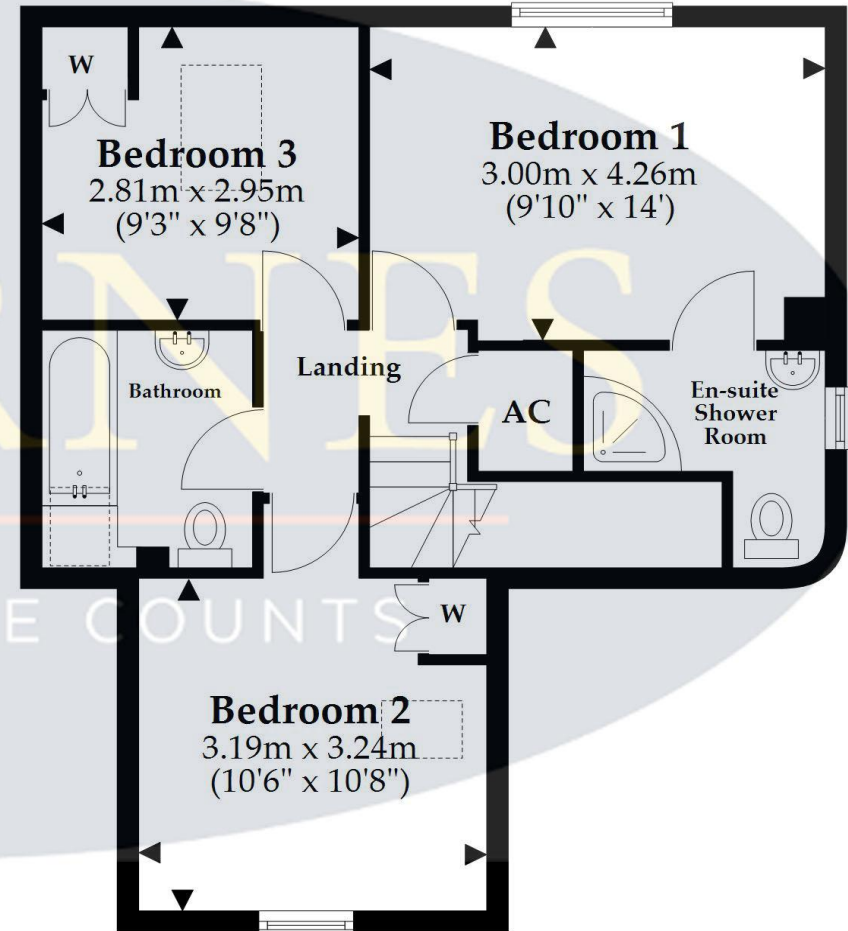
## Ground Floor

Approx. 40.1 sq. metres (431.5 sq. feet)  
(excluding Undercroft Parking)



## First Floor

Approx. 48.7 sq. metres (524.3 sq. feet)



Total area: approx. 88.8 sq. metres (955.8 sq. feet)

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



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