



Wimborne
Dorset, BH21 2BD



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FREEHOLD PRICE: £350,000

A well proportioned three bedroom semi-detached home including a generous size sitting room/diner, garage and parking for two cars within easy reach of the town centre.

- Entrance hall with access to the cloakroom
- Kitchen finished with a range of timber units and complementary worktops, space for washing machine, tumble dryer and cooker, integrated fridge and freezer
- Separate cloakroom with wall mounted wash hand basin and WC
- Generous size twin aspect sitting room/diner with double glazed sliding doors to patio
- Three bedrooms all with space for free standing wardrobes, two with garden views
- West facing landscaped rear garden with timber fence surround and patio that's catches the evening sun

The property is just a short distance from Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

COUNCIL TAX BAND: C EPC RATING: D

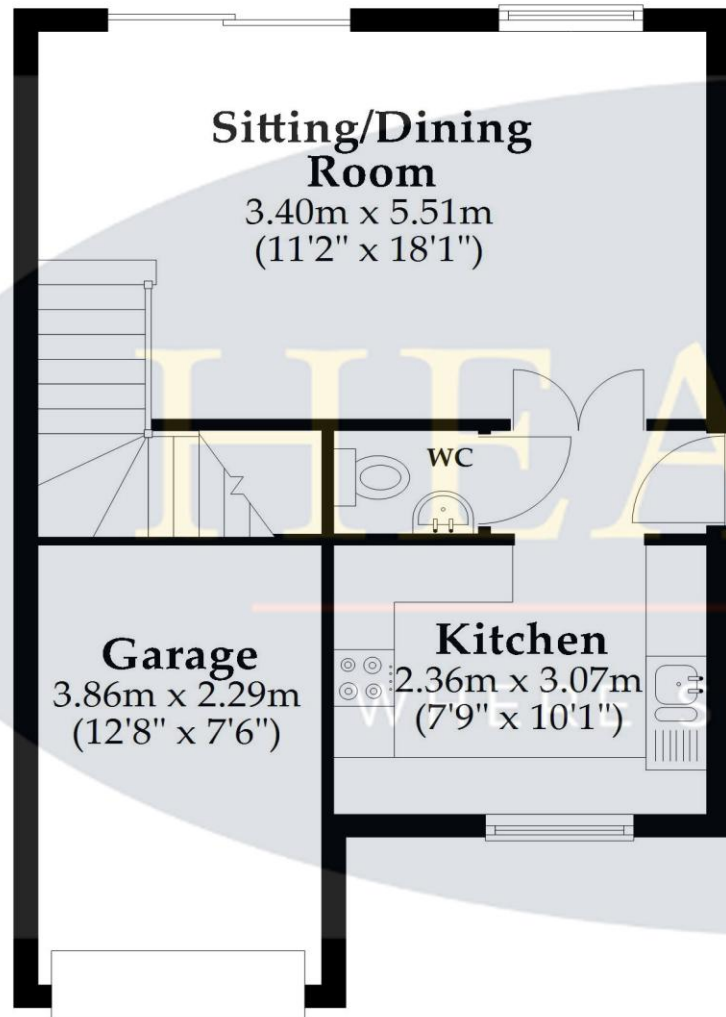
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

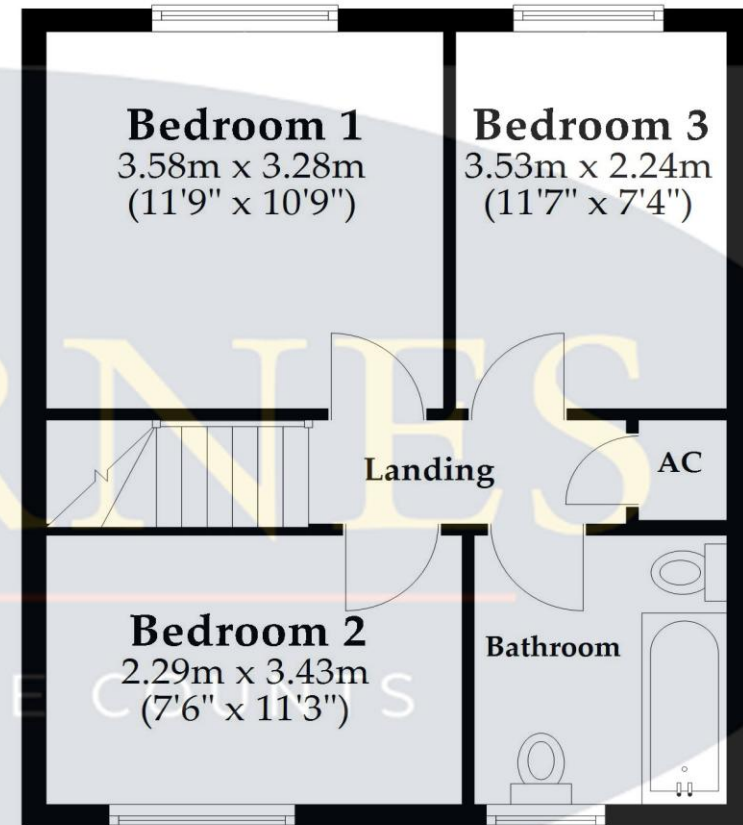
Ground Floor

Main area: approx. 31.9 sq. metres (343.0 sq. feet)
Plus garage, approx. 8.8 sq. metres (95.0 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Main area: Approx. 70.9 sq. metres (763.4 sq. feet)
Plus garage, approx. 8.8 sq. metres (95.0 sq. feet)

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



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