



**HEARNES**

WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 4DR**

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## FREEHOLD PRICE: £320,000

A unique opportunity to acquire a one bedroom detached bungalow with good size sitting room and sun conservatory with off road parking and offered with NO FORWARD CHAIN.

- Entrance porch/utility room with worktop, eye level cupboard and space for washing machine and tumble dryer
- Kitchen/breakfast room with range of base and eye level units with complementary worktops, space for appliances and table and chairs, front aspect window
- Spacious sitting room with feature wood burner, square arch to sun conservatory
- Good size sun conservatory and door to garden
- Large bedroom enjoying views over the garden
- Bathroom with three piece suite, bath with shower screen and electric shower over, wash hand basin, WC, shaver point and fully tiled walls
- Double glazing
- Enhance and add value with approved two-storey extension plans
- NO FORWARD CHAIN
- Outside: Shingle drive gives off road parking with gate to garden and laid to lawn with pathway to sun conservatory. Pathway leads around to two patio areas with shed/workshop

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

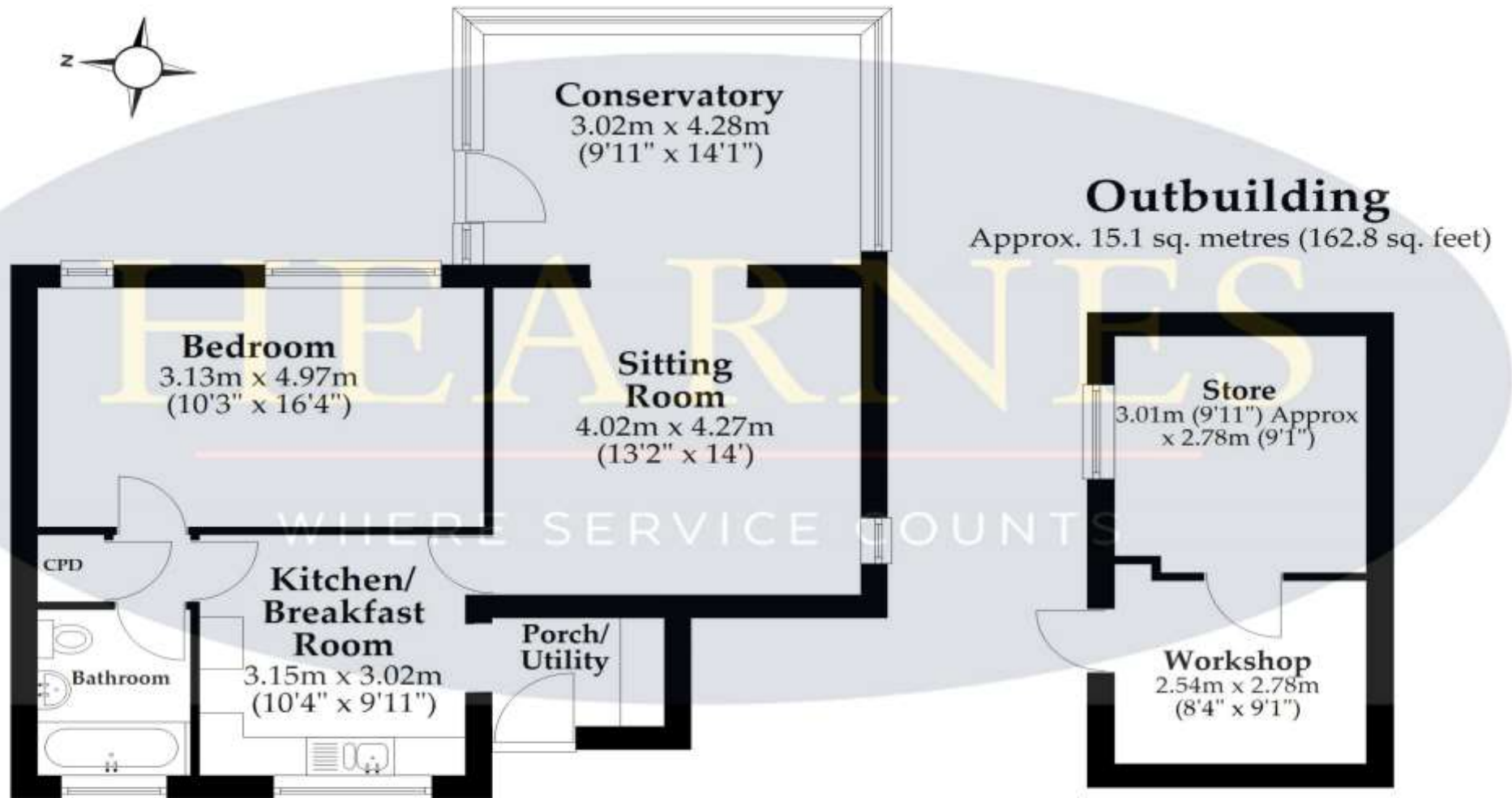
COUNCIL TAX BAND: B EPC RATING: D

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.



# Ground Floor

Approx. 67.2 sq. metres (722.9 sq. feet)



Main area: Approx. 67.2 sq. metres (722.9 sq. feet)

Plus outbuildings, approx. 15.1 sq. metres (162.8 sq. feet)

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



