



HEARNES

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**Wimborne
Dorset, BH21 2GB**

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FREEHOLD PRICE £325,000

A good size two double bedroom semi detached house with large rear garden and parking for two cars located in a cul de sac location within easy reach of riverside walks.

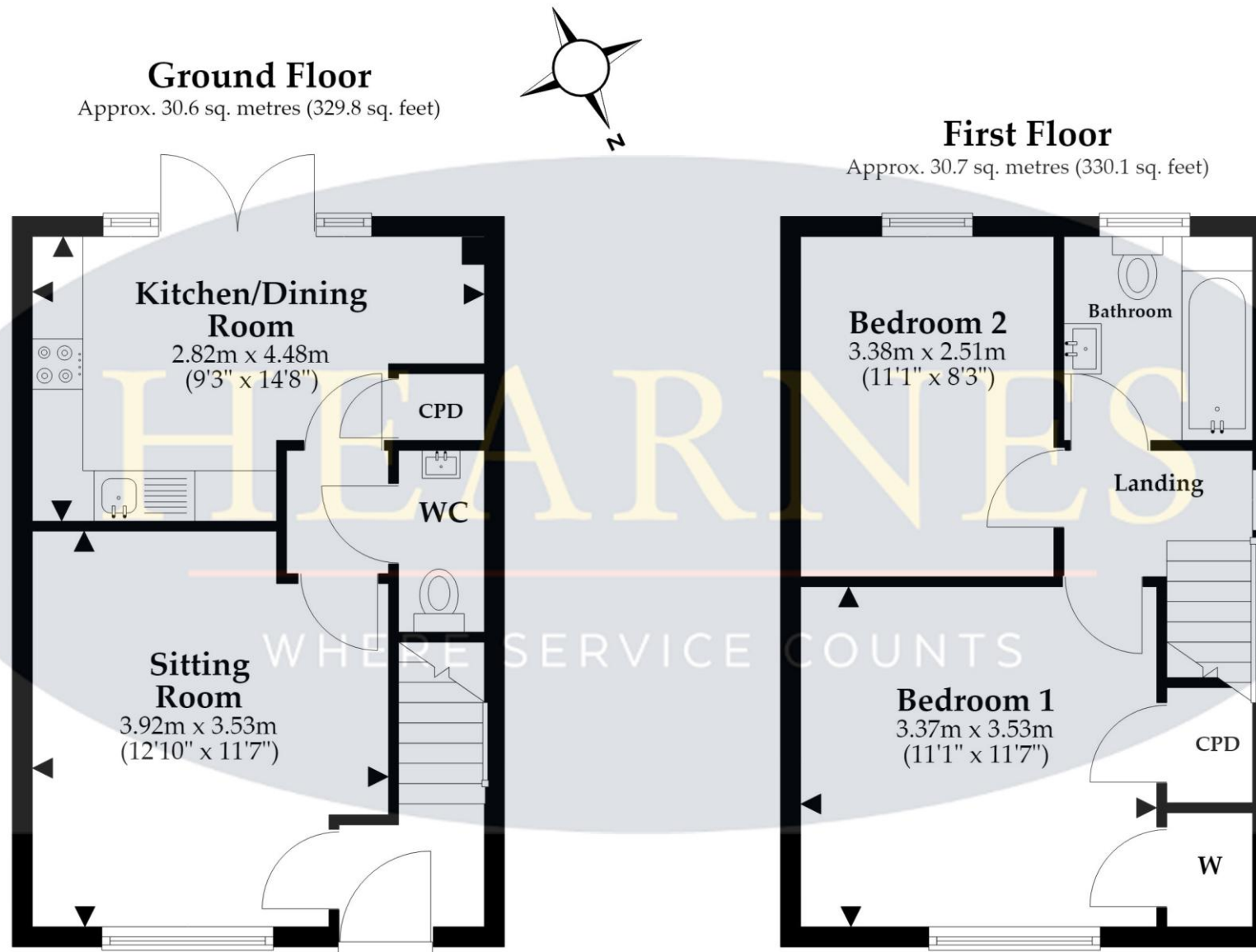
- Entrance hallway with stairs to first floor landing
- Cosy sitting room with front aspect
- Inner hallway with modern cloakroom with WC and wash hand basin
- Spacious kitchen/breakfast room with range of base and eye level units and drawers, complementary worktops with inset gas hob and electric oven below, extractor fan over, integrated fridge freezer, dishwasher and washing machine, space for table and chairs, rear aspect and French doors to garden
- Two bedrooms, main bedroom with wardrobe and cupboard
- Modern bathroom with white three piece suite and shower over bath
- Double glazing and gas heating
- Outside: Front garden with small lawn area and brick paviour driveway giving off road parking. Good size rear garden with patio and lawn enclosed by panel fencing
- Maintenance: We understand from the vendor this is approximately £210.59 per annum

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 walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: C EPC RATING: B

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Total area: approx. 61.3 sq. metres (659.9 sq. feet)

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



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