

HEARNES

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WAITROSE

TOWN
CENTRE

FOR SALE

3 Pye Lane, Wimborne
Dorset, BH21 1UN

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FREEHOLD PRICE: £485,000

A well-presented three-bedroom end of terrace townhouse situated within an attractive gated development. The property features three generous size bedrooms, with an en suite to main bedroom, dual aspect sitting room, off road parking and garage, enjoying a convenient location within easy walking distance of Wimborne town centre. NO FORWARD CHAIN.

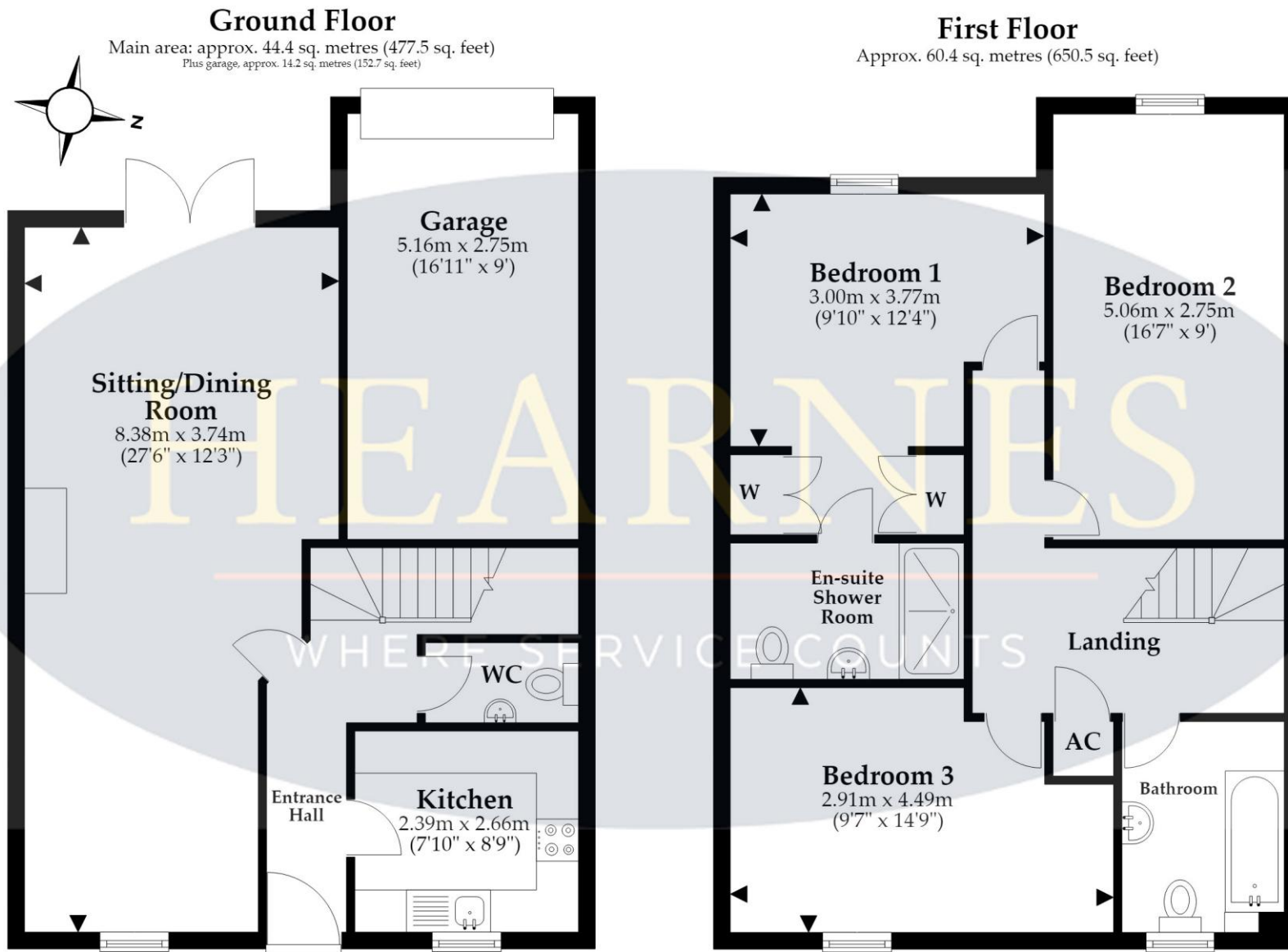
- Entrance hallway with stairs to first floor landing
- Cloakroom with WC and wash hand basin
- Good size sitting/dining room with inset gas coal effect fire (not tested), dual aspect and French doors to patio garden
- Well appointed kitchen with range of base and eye level units with complementary worktops, inset hob with oven below, space for appliances and front aspect window
- First floor landing with cupboard housing gas boiler
- Three generous size bedrooms
- Main bedroom with fitted wardrobes and en suite shower room
- Family bathroom with white three piece suite
- Double glazing and gas heating
- Outside: pathway enclosed by low level walling leading to front door with side access. Low maintenance, south/southwest facing courtyard garden with electric sun blind, enclosed by brick walling and access gate to off-road brick paviour parking and garage. Communal electric gates (opened via secure entry phone system) giving access into the development via Pye Lane
- Maintenance charge: We understand from the vendor the maintenance of the communal areas and the electric gate is approximately £200 per annum

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.

EPC RATING: C COUNCIL TAX BAND: E

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.





Main area: Approx. 104.8 sq. metres (1128.0 sq. feet)
Plus sq. garage, approx. 14.2 sq. metres (152.7 sq. feet)

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



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