

HEARNES

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FOR SALE

Wimborne
Dorset, BH21 1JS

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FREEHOLD PRICE: £500,000

A well-presented three double bedroom end of terrace home with two bathrooms, generous size sitting/dining room, integral garage, one allocated parking space and three visitor parking spaces and wheelchair access from the rear.

- Entrance hall with under stairs storage and antico flooring flowing through to the sitting/dining room and cloakroom
- Kitchen finished in a range of matt cream units with complementary worktops, Bosch double oven, integrated fridge freezer, washer machine and slimline dishwasher, tiled flooring and stable door opening onto the courtyard garden
- Generous size sitting/dining room with antico flooring and front aspect window
- Cloakroom with wash hand basin set in a vanity unit and WC
- Spacious landing with loft access
- Three double bedrooms: all with fitted wardrobes and main bedroom with en suite wet room
- Immaculate en suite wet room with wash hand basin set in a vanity unit and WC
- Family bathroom with shower over the bath, wash hand basin set in a vanity unit and WC
- Outside: rear courtyard walled garden ideal for alfresco dining with a slope path leading to the back door, ideal for easy access with a wheelchair and integral garage with power and light with an electric up and over door. Entrance to the rear and garage via electric gates and pedestrian access gate with timer lock

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.

EPC RATING: C

COUNCIL TAX BAND: D

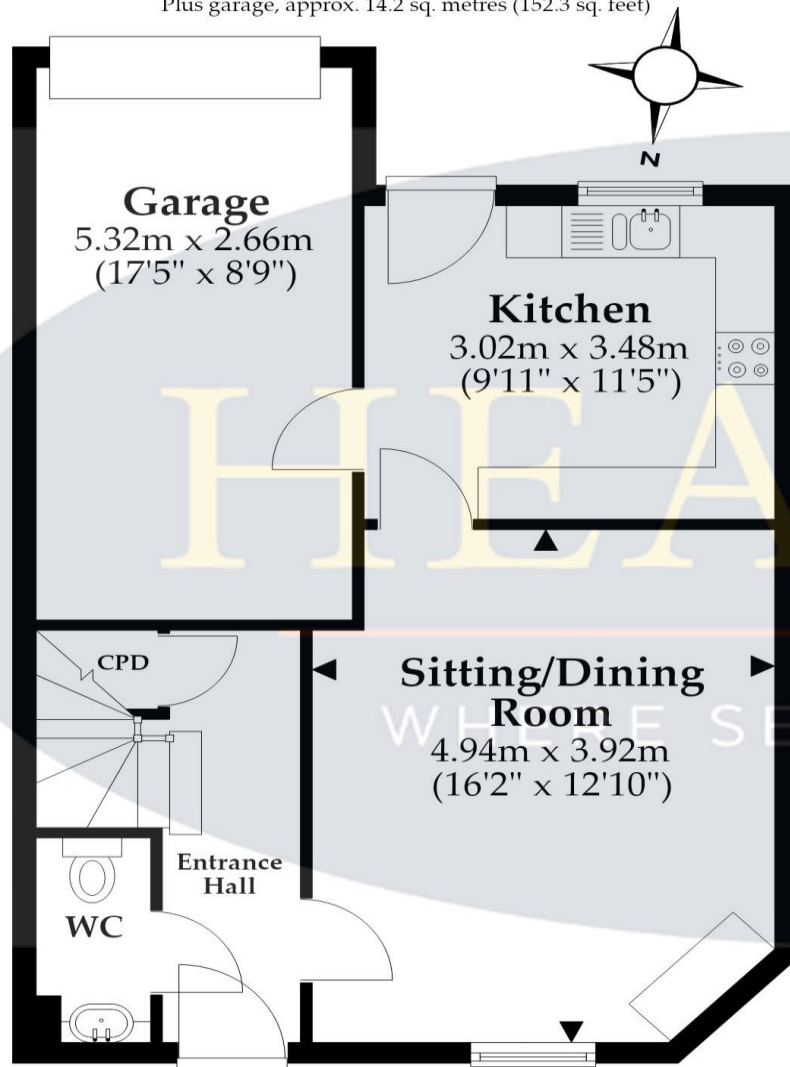
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





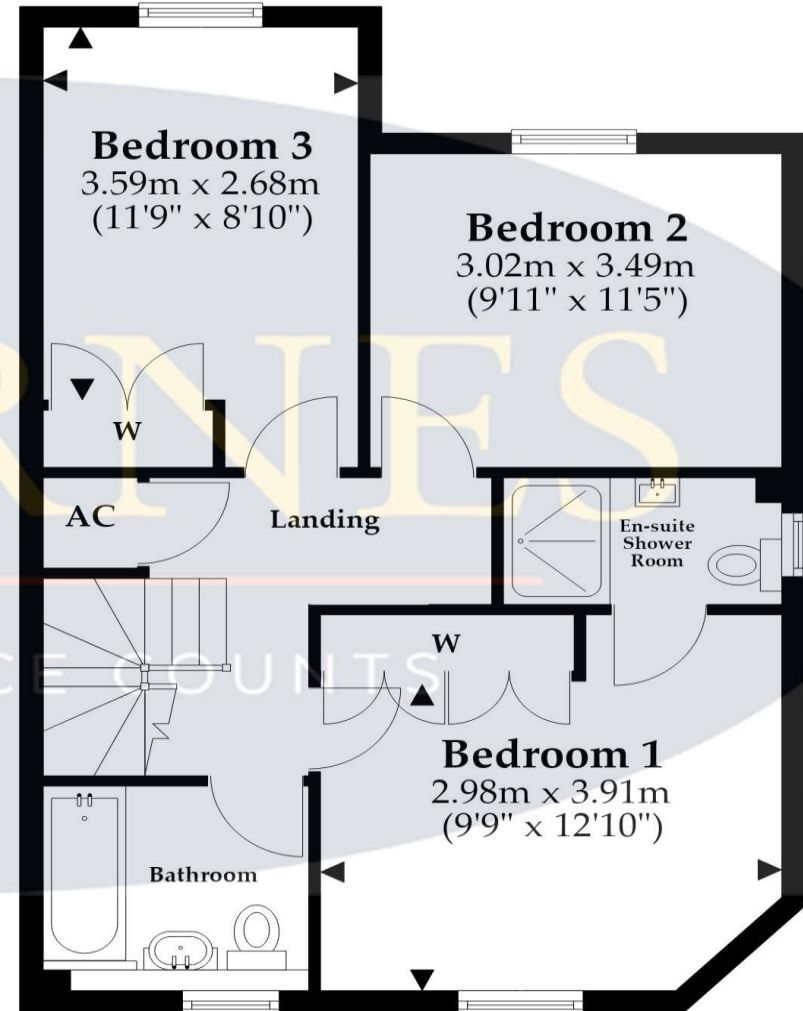
Ground Floor

Main area: approx. 38.7 sq. metres (416.4 sq. feet)
Plus garage, approx. 14.2 sq. metres (152.3 sq. feet)



First Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



Main area: Approx. 92.0 sq. metres (990.5 sq. feet)
Plus garage, approx. 14.2 sq. metres (152.3 sq. feet)

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





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