
HEARNES
WHERE SERVICE COUNTS
Wimborne
Dorset, BH21 2AR

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FREEHOLD PRICE £305,000

An immaculately presented two bedroom semi detached bungalow with superb open plan sitting/dining/kitchen room, ample off road parking and landscaped generous sized west facing rear garden within easy reach of riverside walks and approximately a 12 minute level walk to the town centre.

- Entrance hall with access to loft space with retractable ladder
- Superb open plan sitting/dining area/kitchen
- Kitchen with range of soft close high gloss grey units with complementary worktops, inset ceramic hob with oven below and extractor fan over, space for appliances
- Sitting/dining area with space for sofas and dining table and chairs
- Two good size bedrooms
- Modern contemporary bathroom with mains fed shower over bath, vanity unit with wash hand basin, WC and heated towel rail
- Double glazed windows replaced in 2023/2024 and gas heating
- Outside: tarmac driveway giving off road parking for a number of cars and gate giving access to lean to which leads to rear garden. The rear garden is landscaped with large patio, lawn area with raised flower bed borders and garden shed enclosed by panel fencing

The property enjoys an excellent location combining the convenience of Wimborne town centre with easy access to the surrounding open countryside and the nearby River Stour. The town centre is within easy reach and offers a variety of shops, cafés, restaurants and traditional public houses, as well as the popular Tivoli Theatre. Waitrose is also conveniently located nearby providing easy access to everyday shopping requirements.

COUNCIL TAX BAND: B EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.







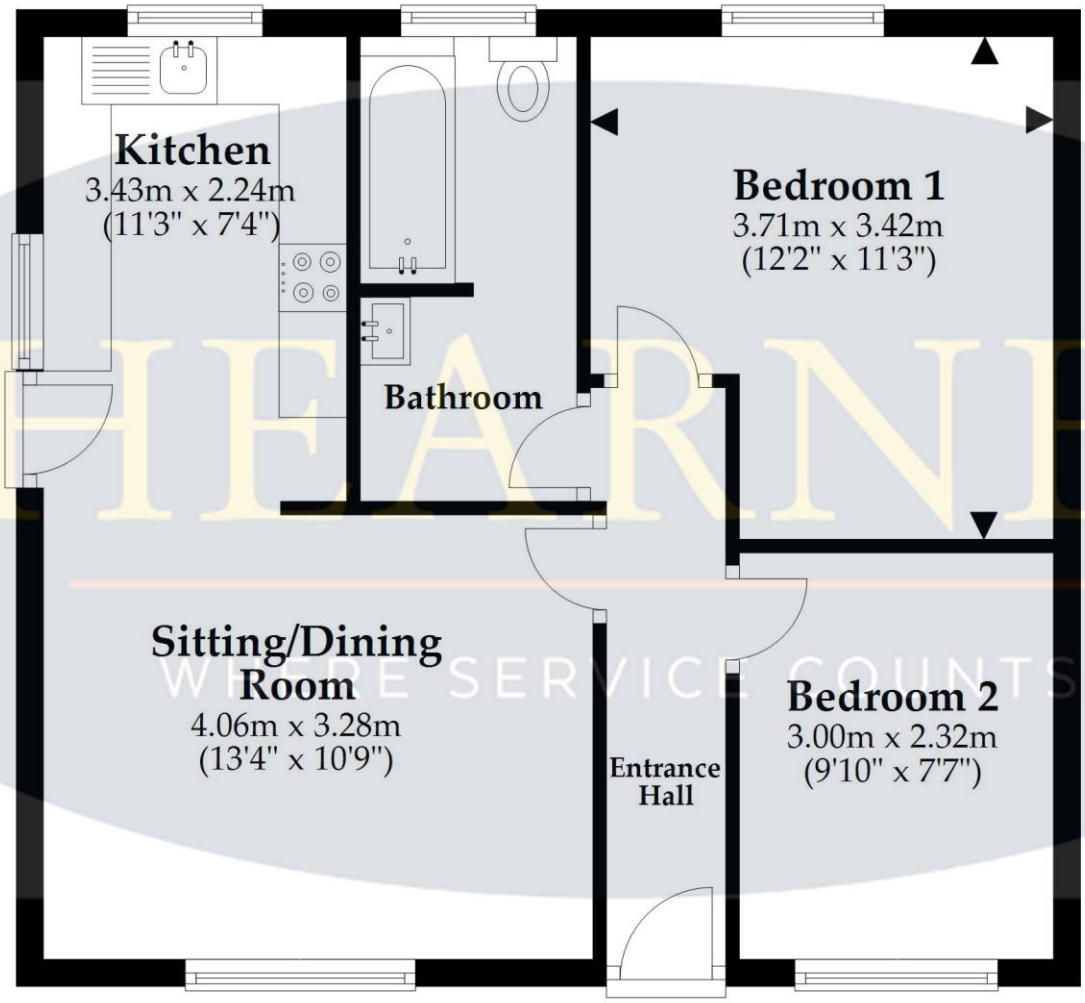






Ground Floor

Approx. 50.8 sq. metres (546.8 sq. feet)



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Total area: approx. 50.8 sq. metres (546.8 sq. feet)

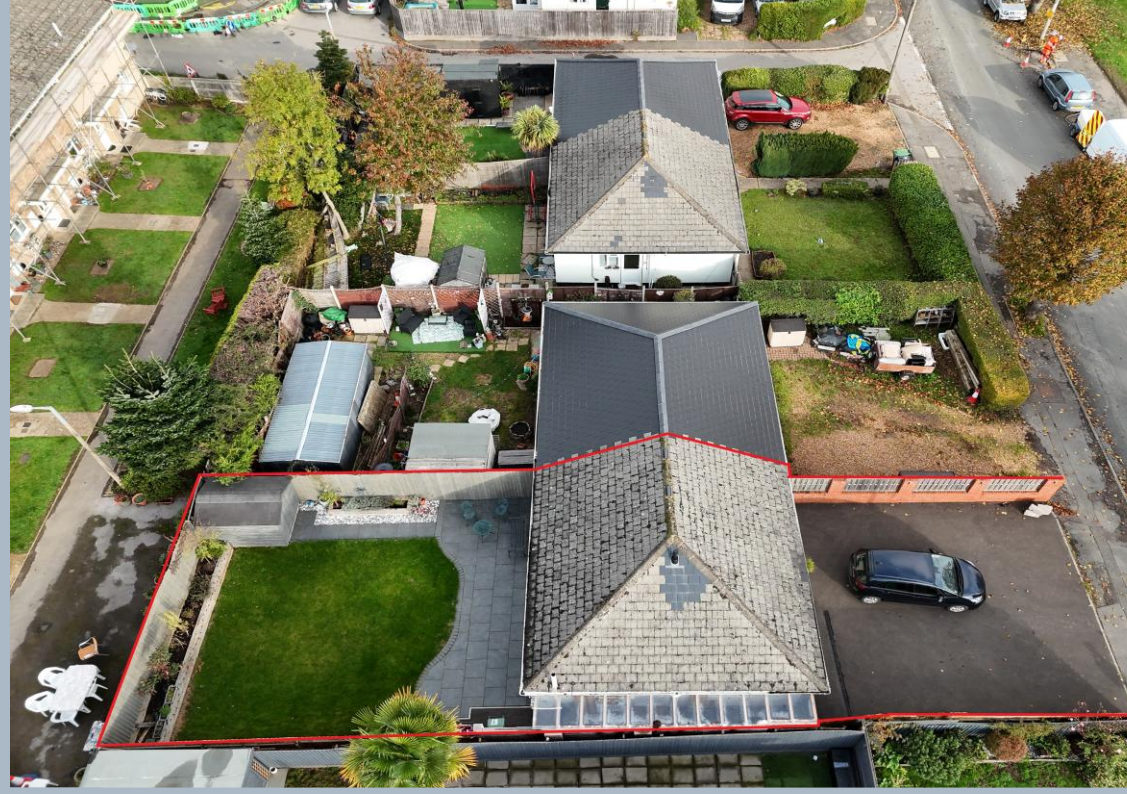
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood

LJT SURVEYING

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