
WAITROSE
FOR SALE
HEARNES
WHERE SERVICE COUNTS
Wimborne
Dorset, BH21 1BE

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FREEHOLD PRICE GUIDE: £400,000 - £425,000

A well-proportioned three bedroom, two reception detached family home with a conservatory and off road parking situated in a popular residential location close to the town centre. NO FORWARD CHAIN.

- Entrance hall with under stairs storage
- Two generous size reception rooms: one with large picture window overlooking the allotments
- Kitchen finished in a range of white units with complementary worktops, ceramic hob and space for washing machine and fridge freezer
- Cloakroom with wash hand basin and WC
- Conservatory with double glazed windows and door opening onto patio
- Three bedrooms: good size single and two generous size double bedrooms, both with fitted wardrobes
- Good size family bathroom including bath with shower over, WC and pedestal wash hand basin
- Outside: courtyard garden at the rear with gated access from the road

This delightful detached 1930's family home is set opposite allotments and is within a short, flat walk from the town centre as well as some local amenities.

COUNCIL TAX BAND: D EPC RATING: E

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.



















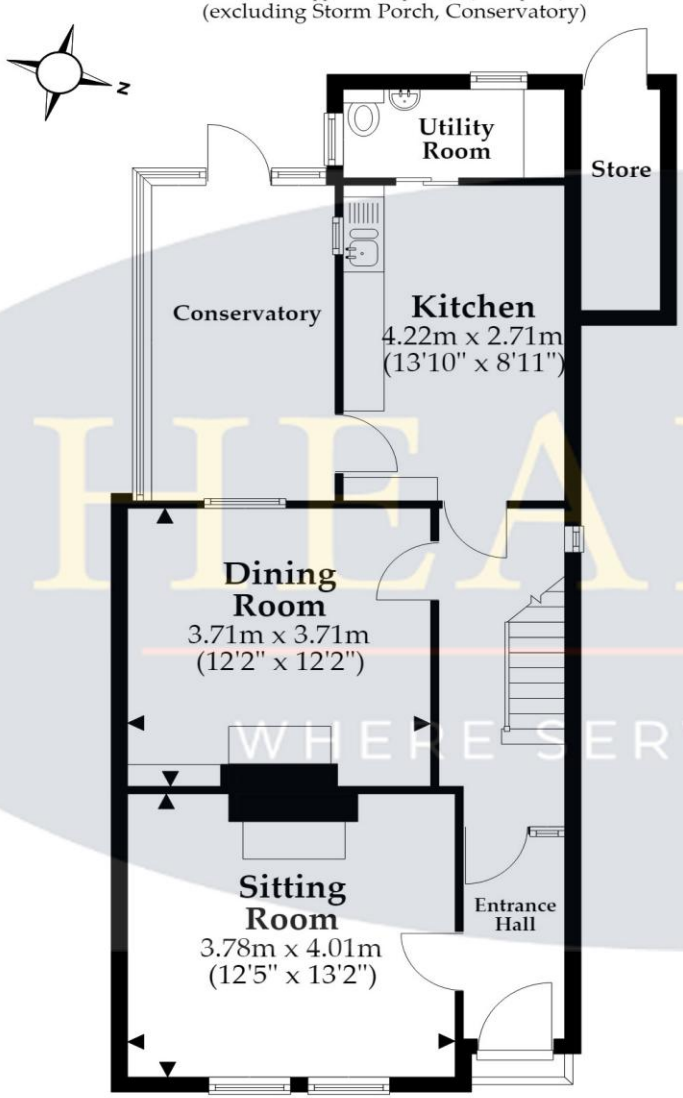


Ground Floor

Main area: approx. 56.0 sq. metres (602.5 sq. feet)

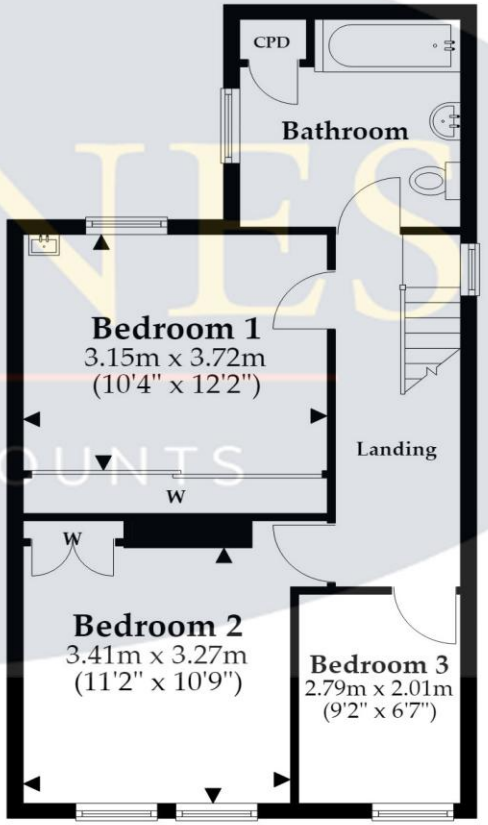
Plus store, approx. 3.2 sq. metres (34.0 sq. feet)

(excluding Storm Porch, Conservatory)



First Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



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Main area: Approx. 104.4 sq. metres (1124.1 sq. feet)

Plus store, approx. 3.2 sq. metres (34.0 sq. feet)

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


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Parking





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www.hearnes.com

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