
FOR SALE
HEARNES
WHERE SERVICE COUNTS
Wimborne
Dorset, BH21 2EX

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FREEHOLD PRICE: Offers in excess of £325,000

A well presented and spacious townhouse offering three generous size bedrooms, good size sitting/dining room and kitchen/breakfast room with two allocated parking spaces situated in a popular residential development. NO FORWARD CHAIN.

- Spacious entrance hallway with cloakroom, WC and wash hand basin and coats cupboard
- Good size sitting/dining room with ornamental fireplace, rear aspect window and doors to sun conservatory
- Small conservatory with French doors to garden
- Large kitchen/breakfast room with range of base and eye level units, complementary worktops, inset Bosch hob with matching oven and grill, extractor fan, space for appliances and table and chairs, front aspect window
- Three generous sized bedrooms, main bedroom with built in wardrobes
- Modern shower room with double shower cubicle, floating wash hand basin, WC and fully tiled walls
- Double glazing and gas heating
- Outside: Two allocated parking spaces and visitor parking, low maintenance rear garden laid to patio with raised flower borders, garden shed. Enclosed by panel fencing and access gate to the rear
- Maintenance charges: We understand from the vendor the charge is approximately £400 per annum for communal areas

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 approximately 2.5 miles away 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 facilities. This desirable setting offers the perfect balance of town amenities and opportunities to enjoy the surrounding countryside.

COUNCIL TAX BAND: D 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.







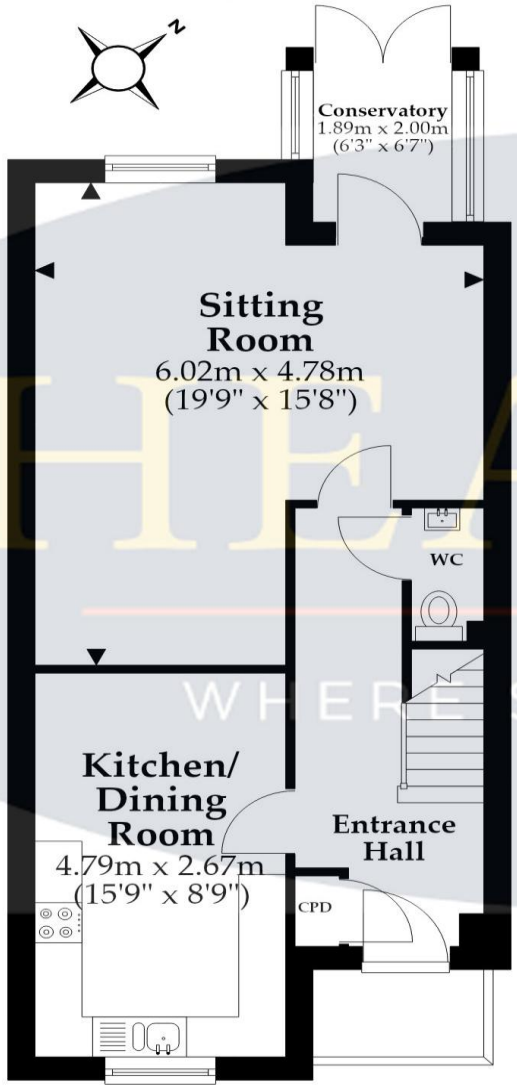






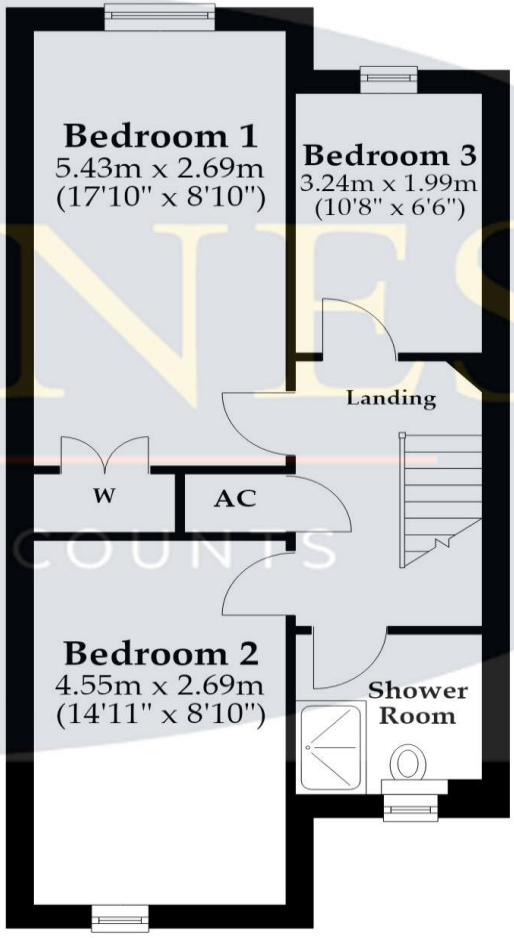
Ground Floor

Approx. 51.0 sq. metres (549.4 sq. feet)
(excluding Storm Porch)



First Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



Total area: approx. 98.7 sq. metres (1062.2 sq. feet)

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

LJT Surveying

HEARNES
WHERE SERVICE COUNTS

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