

HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 2AR

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FREEHOLD PRICE: £275,000

A semi detached house with three bedrooms, two reception rooms in need of some updating situated in a residential location close to river walks and within 1.2 miles of the town centre.

- Entrance hallway with meter cupboard
- Sitting room with bay window
- Separate dining room with storage cupboard and rear aspect window
- Kitchen with base and eye level cupboards, worktops and space for appliances, two further built in cupboards and door to outer porch
- Outer porch area with storage cupboard and further door to storage area and WC, further door to outside
- Three bedrooms
- Bathroom with separate WC
- Double glazing and gas heating
- Outside: Front garden laid to lawn with pathway to front and side access to rear garden, again with lawn area, shrub and tree borders

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within 1.2 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

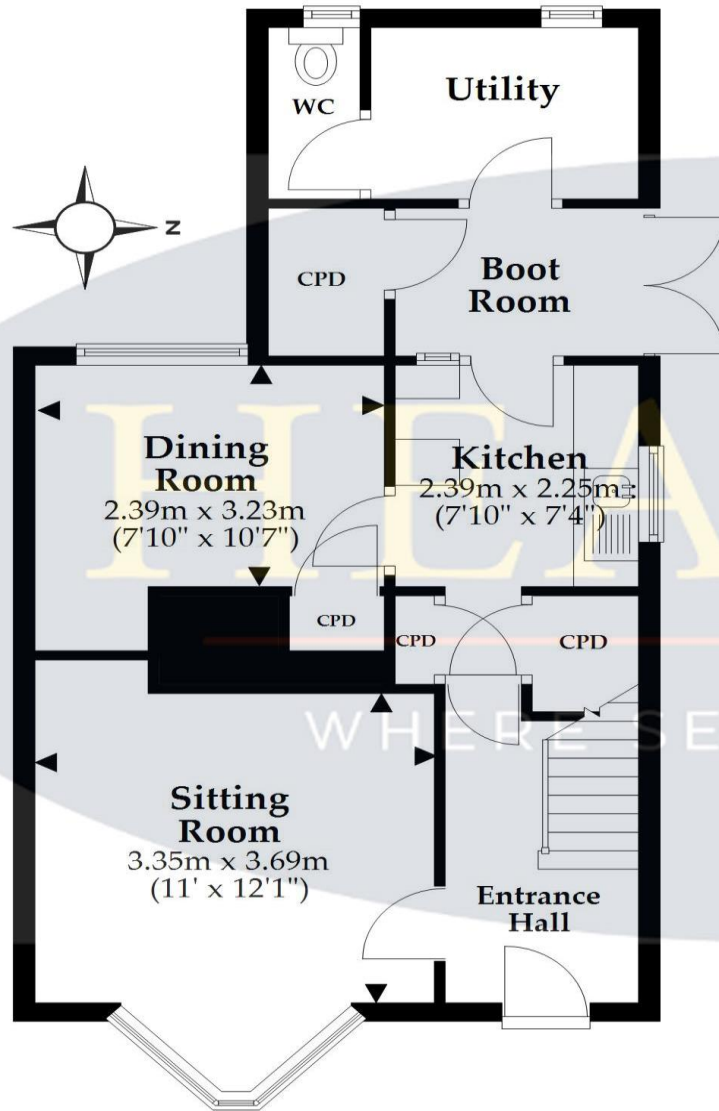
COUNCIL TAX BAND: C EPC RATING: C

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.



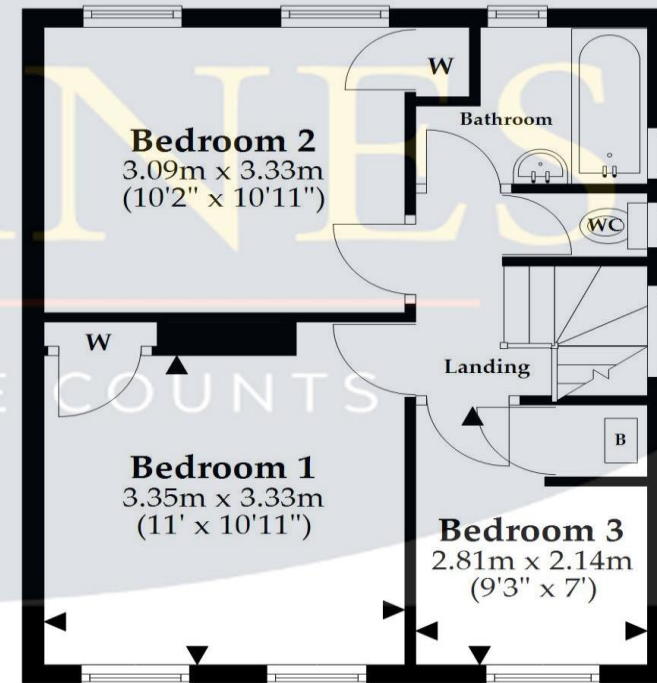
Ground Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 89.5 sq. metres (963.3 sq. feet)

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



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