



HEARNES
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**Wimborne
Dorset, BH21 2EW**

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FREEHOLD PRICE: £280,000

A well-proportioned two double bedroom end of terrace home with recently refurbished bathroom, generous size sitting room/diner, private south west facing garden that sweeps around the side and rear as well as parking for residents at the rear of the house and within easy reach of Wimborne town centre.

- Entrance hall with under stairs storage, engineered oak flooring which continues through to the sitting room
- Generous size sitting room/diner with double glazed sliding patio doors opening onto the patio
- The kitchen is finished in a range of high gloss white units and complementary worktops, built-in oven, ceramic hob and space for dishwasher, washing machine and fridge freezer
- Two good size double bedrooms
- Recently refurbished bathroom with shower over the bath, wash hand basin set in a vanity unit, WC and heated towel rail
- Outside: The south-west facing garden is larger than average and sweeps around the side and rear offering a good degree of privacy. Parking is in a communal area for residents at the rear of the house

The property is within walking distance of the town centre where you can find coffee shops, retail shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

COUNCIL TAX BAND: B 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.





Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Ground Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Sitting/Dining Room

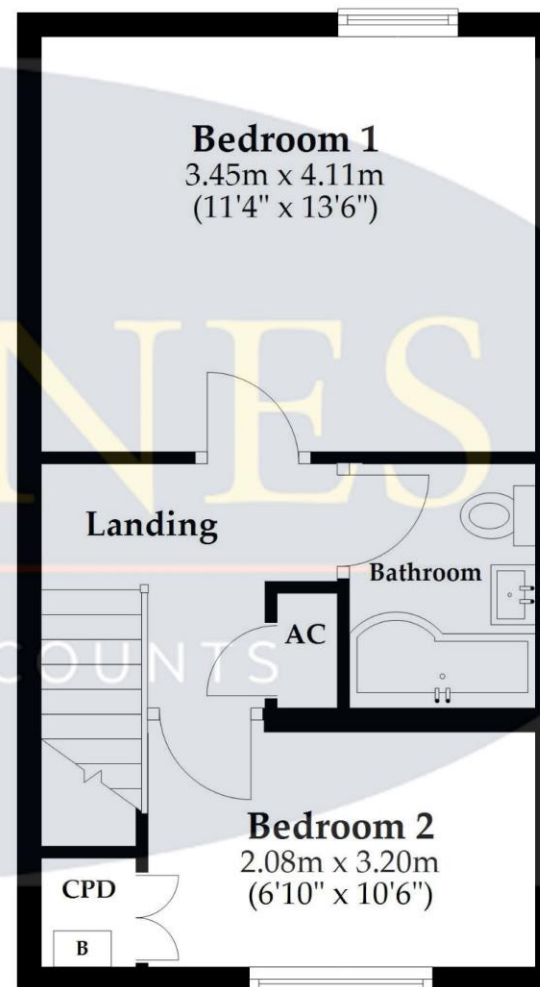
5.05m (16'7") max
x 4.11m (13'6")

Kitchen

Entrance Hall 2.59m x 2.13m
(8'6" x 7')

First Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



Bedroom 1

3.45m x 4.11m
(11'4" x 13'6")

Landing

Bathroom

AC

Bedroom 2

2.08m x 3.20m
(6'10" x 10'6")

CPD

B

Total area: approx. 63.9 sq. metres (687.7 sq. feet)

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







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