



HEARNES
WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 1AT

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FREEHOLD PRICE: £340,000

A deceptively spacious three-bedroom town house with garage in a block, situated in a popular residential location within easy walking distance of reputable schools and the town centre. NO FORWARD CHAIN.

- Large entrance porch with space and plumbing for washing machine and tumble dryer
- Entrance hallway with cloakroom
- Spacious sitting/dining room with large cupboard, rear aspect picture window and door to garden
- Good size kitchen with range of base and eye level units with adjoining worktops, space for appliances, large serving hatch with breakfast bar into dining area
- Three generous size bedrooms: main bedroom with fitted wardrobes and bedroom two with storage cupboard
- Family bathroom with white three-piece suite, fully tiled with good size storage cupboard
- Double glazing and gas heating
- Outside: a garage can be found in a block, and the rear garden has a shaped lawn and is enclosed by panel fencing

The property is just a short distance from Wimborne 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.

EPC RATING: C COUNCIL TAX BAND: C

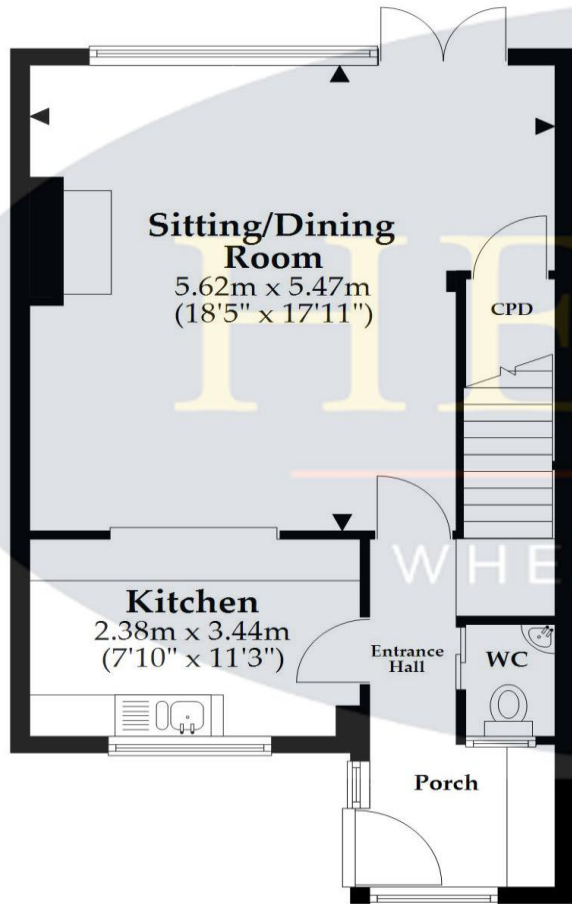
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





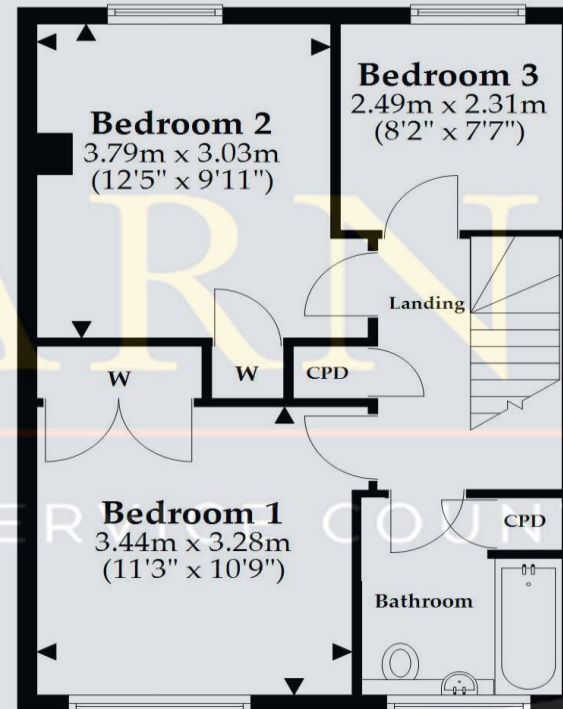
Ground Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



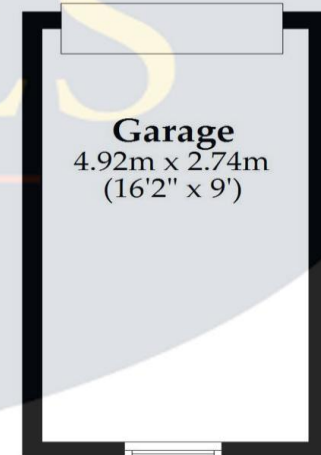
First Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



Garage

Approx. 13.5 sq. metres (145.1 sq. feet)



Main area: Approx. 92.0 sq. metres (990.0 sq. feet)

Plus garages, approx. 13.5 sq. metres (145.1 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

Sunset garden

