



**Wimborne  
Dorset, BH21 2AY**



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## FREEHOLD PRICE: £290,000

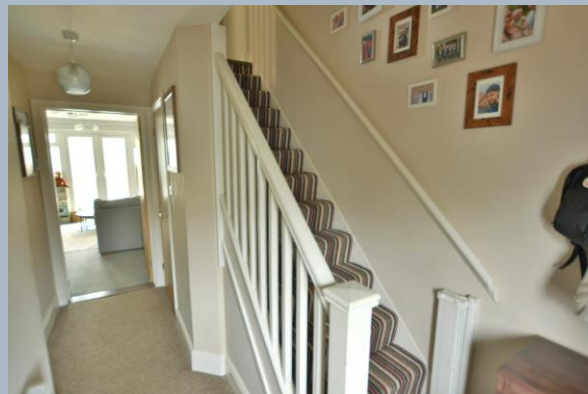
A well presented two bedroom end of terrace home with modern kitchen and bathroom, off road parking situated close to riverside walks and within one and a half miles of the town centre.

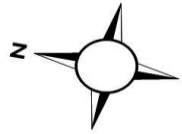
- Entrance hall with modern cloakroom with WC, wash hand basin and half tiled walls
- Good size sitting/dining room with French doors leading to conservatory
- Sun conservatory with patio doors to garden
- Modern fitted kitchen with base and eye level units and drawers, inset gas hob with electric oven below and extractor fan over, built in fridge freezer, space and plumbing for washing machine, front aspect
- Two spacious bedrooms, bedroom one with freestanding wardrobes and bedroom two with built in wardrobe and cupboard
- Bathroom with bath and shower over, shower screen, vanity unit with wash hand basin, WC, ladder style heated towel rail, tiled flooring and part tiled walls
- Double glazing and gas heating
- Outside: Brick paviour driveway giving off road parking. The rear garden is laid to patio and shingle with garden shed enclosed by panel fencing

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 1.5 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 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.





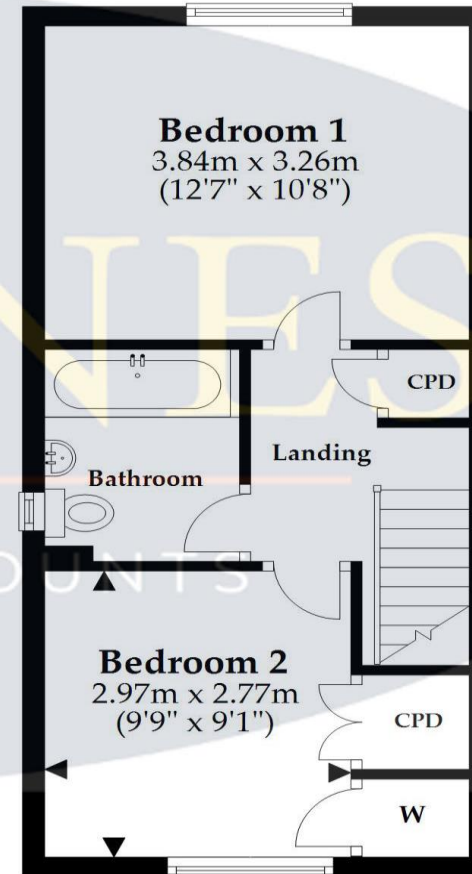
## Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



Total area: approx. 72.1 sq. metres (775.6 sq. feet)

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



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