



**Wimborne
Dorset, BH21 2GG**

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FREEHOLD PRICE: £420,000

An immaculately presented and spacious three bedroom semi detached home with superb kitchen/dining room and modern bathroom with off road parking situated in a sought after popular location.

- Spacious entrance hallway with cloaks cupboard and cloakroom with WC and wash hand basin
- Good size sitting room enjoying a dual aspect
- Large kitchen/dining room with superb kitchen with soft close base and eye level units and pan drawers, complementary worktops, inset gas hob with electric oven below and extractor fan over, integrated fridge freezer, washing machine and full size dishwasher, space for table and chairs, dual aspect with French doors to garden
- Three generous size bedrooms
- Main bedroom with luxury en suite shower room with double shower cubicle, wash hand basin and WC
- Modern bathroom with white three piece suite
- Double glazing and gas heating
- Quality wood effect flooring throughout the ground floor
- Outside: Allocated brick paviour and tandem parking for two cars. The front and side garden are laid to lawn with the south facing rear garden benefiting from a large patio area ideal for al fresco dining with lawn area and 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 two miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: B

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.

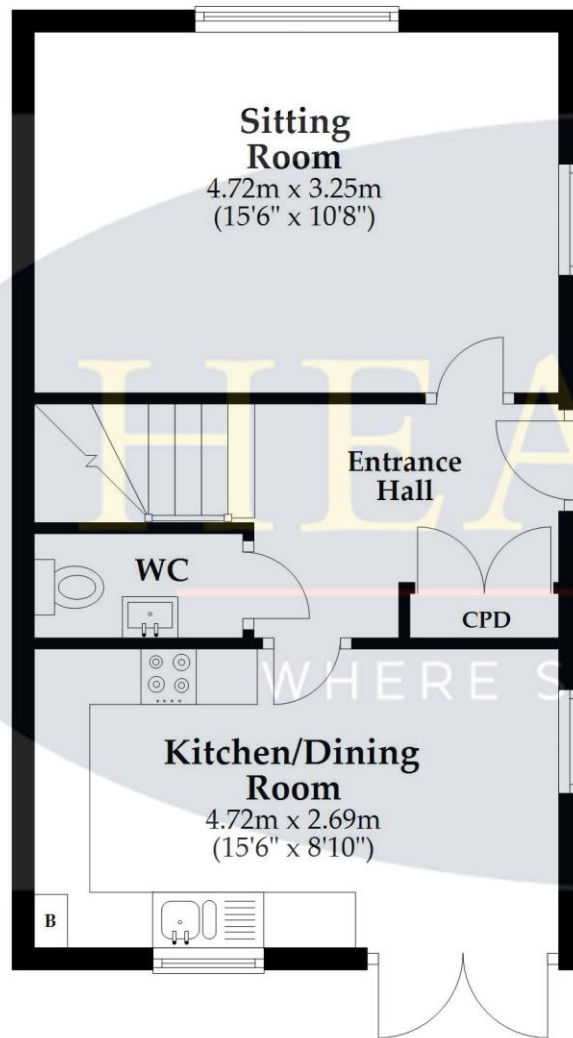




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

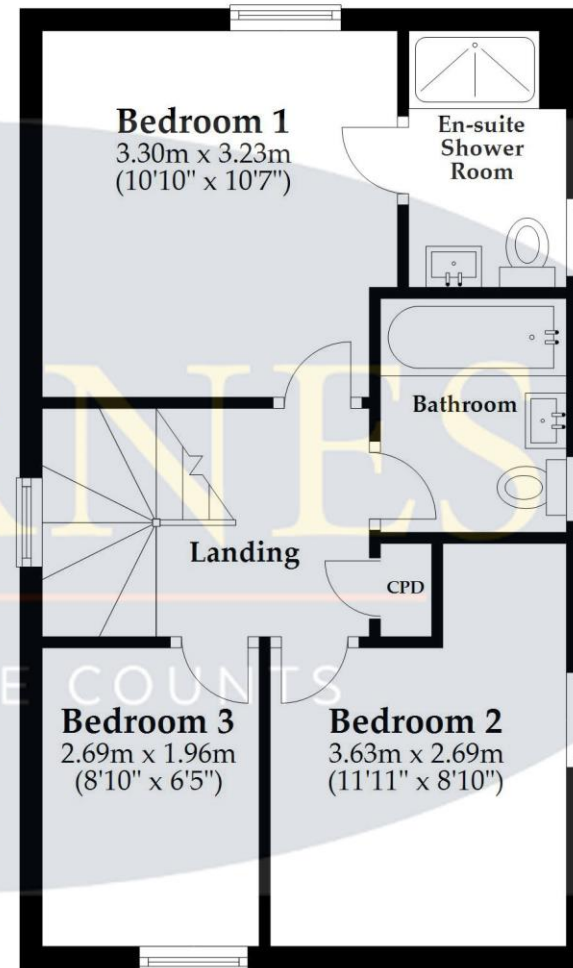
Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 78.0 sq. metres (839.8 sq. feet)

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





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