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**Wimborne, Dorset, BH21 1RA**

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## FREEHOLD PRICE: £330,000

An older style, well presented two bedroom, two reception room terrace cottage with garage situated in a popular location within walking distance of river walks and approximately three quarters of a mile from the town centre.

- Entrance storm porch leading to entrance hallway with space for cloaks
- Open plan dining room with ornamental fireplace, arch to sitting room and kitchen, French doors to garden
- Cosy sitting room with wood burner (not currently working) and front aspect window
- Modern kitchen with base and eye level units and drawers, complementary worktops, inset hob and oven with extractor fan over, space for washing machine, integrated slimline dishwasher and fridge, rear aspect window
- Two double bedrooms, bedroom one with built in wardrobes
- Bathroom with white three piece suite with shower over the bath and shower screen
- Loft room with Velux windows
- Double glazing and under floor heating
- Outside: Front garden with small lawn and flower and shrub borders with pathway to front door. Rear garden with patio and lawn area, again with flower and shrub borders, small summerhouse and shed enclosed by panel fencing
- Garage in nearby block with up and over door

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 three quarters of a mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: C EPC RATING: D

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.

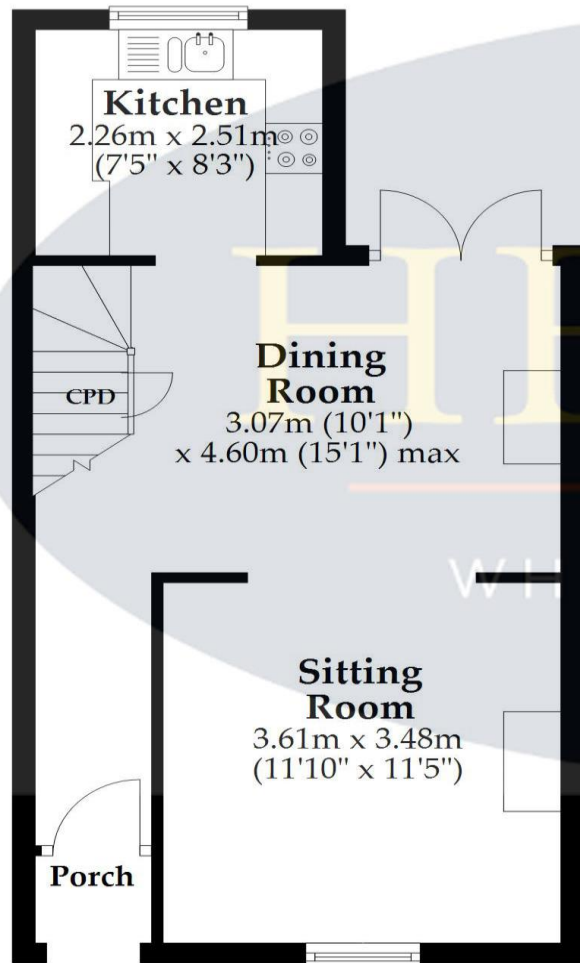




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

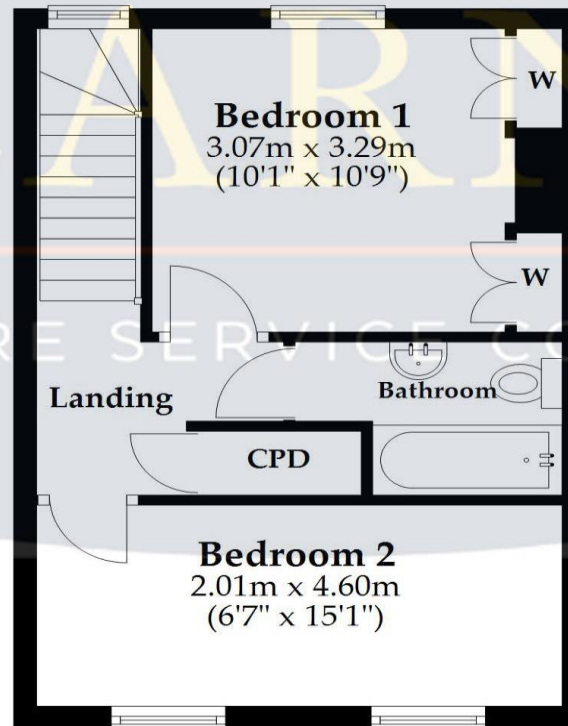
## Ground Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



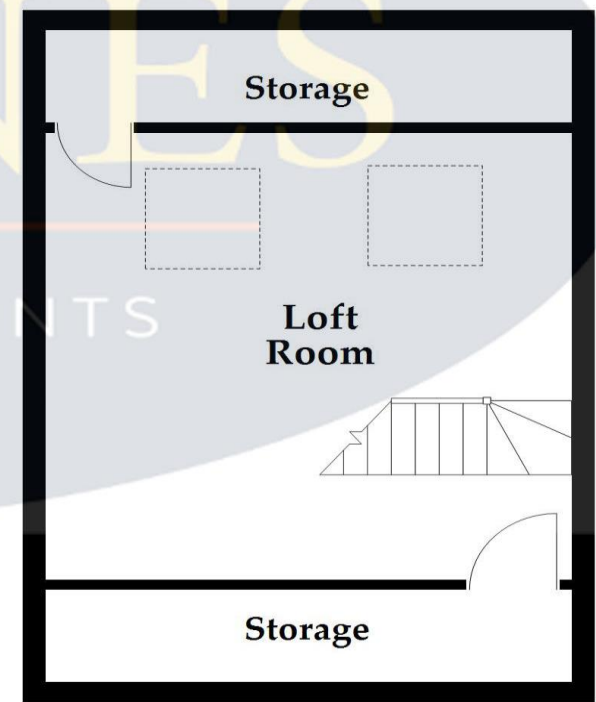
## First Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



## Second Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



Total area: approx. 96.3 sq. metres (1036.6 sq. feet)

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







[www.hearnes.com](http://www.hearnes.com)

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