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HEARNES
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**Wimborne
Dorset, BH21 1JL**

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FREEHOLD PRICE £349,950

A vacant three bedroom three storey terrace house situated in the historic Cornmarket, part of Wimborne's Conservation area within minutes of the Square and shops. No forward chain.

- Spacious sitting room with front aspect
- Separate dining room with built in cupboards
- Modern fitted kitchen with range of base and eye level units, inset electric hob and oven with extractor fan over, integrated dishwasher and space for fridge/freezer
- Separate utility room with space for appliances and door to garden, cloakroom with WC and wash hand basin
- Two double first floor bedrooms and en suite bathroom
- Modern bathroom with white three piece suite
- Stairs off bedroom three lead to bedroom one
- Master bedroom with views over the Cornmarket
- Double glazing and electric heating
- The property fronts directly onto the Cornmarket
- Rear courtyard garden with gravel patio area with shrub and flower borders
- NB: A pedestrian right of way at the rear gives access to the gardens of 14 and 15 Cornmarket
- NO FORWARD CHAIN

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 easy walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

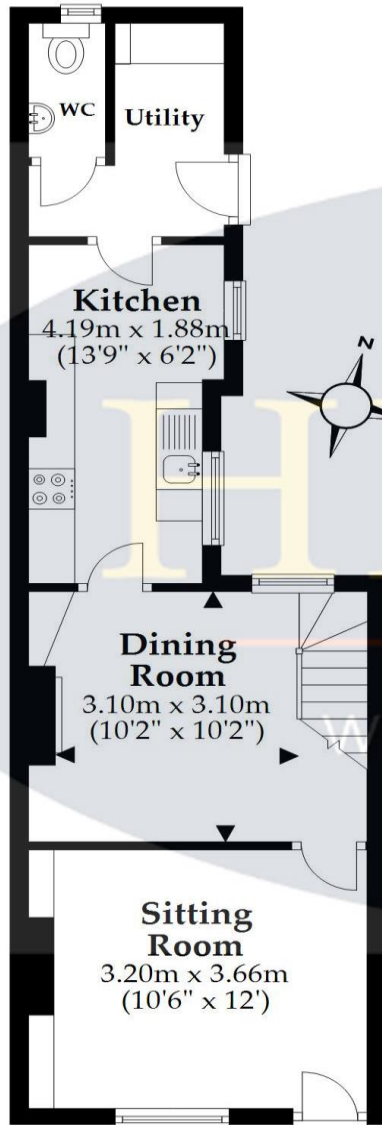
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



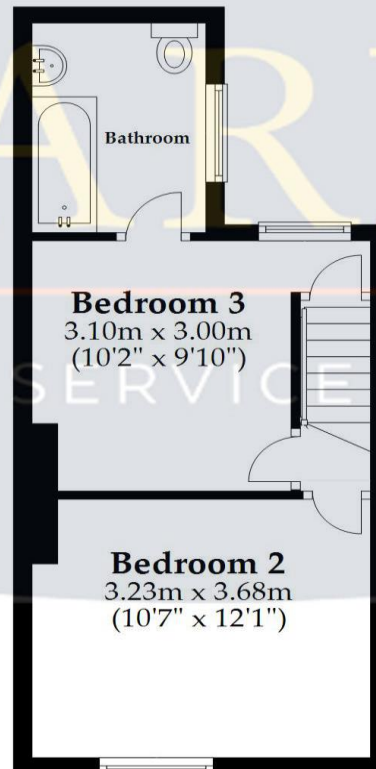
Ground Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



First Floor

Approx. 28.6 sq. metres (308.2 sq. feet)



Second Floor

Approx. 14.7 sq. metres (158.7 sq. feet)



Total area: approx. 82.4 sq. metres (886.6 sq. feet)

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



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