



**Wimborne
Dorset, BH21 1UN**

HEARNES

WHERE SERVICE COUNTS

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FREEHOLD PRICE GUIDE £550,000

An immaculately presented three storey townhouse with stunning kitchen and open plan living/dining room, luxury bathroom with two en suite shower rooms, south facing courtyard garden and parking space, within easy walking distance of the town.

- Situated in the heart of Wimborne within 150 yards of the Square
- Award winning small development with remaining NHBC guarantee
- Gas central heating, underfloor heating to ground floor and radiators
- Quality double glazed wooden windows and fitted alarm system
- Spacious entrance hallway with large ground floor cloakroom with WC, vanity unit and shoe storage unit
- Superb living/dining room with storage cupboard and rear aspect window, French doors leading to patio and courtyard garden
- Stunning kitchen with quality integrated appliances and stone quartz worktops, space for small table and chairs with front aspect window
- Two first floor bedrooms with fitted wardrobes and one contemporary fitted en suite shower room
- Luxury fitted bathroom with white three piece suite
- Second floor galleried landing with eave boarded storage space
- Second floor main bedroom with stylish en suite shower room, fitted wardrobes and eave boarded storage space and boarded loft space with ladder
- Low voltage lighting and high insulation levels
- TV points to all rooms
- Low maintenance south facing courtyard garden with watering system, power and lighting
- Allocated parking space and landscaped communal front garden
- Management of front communal gardens and lighting - £250 per annum

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

EPC RATING: B

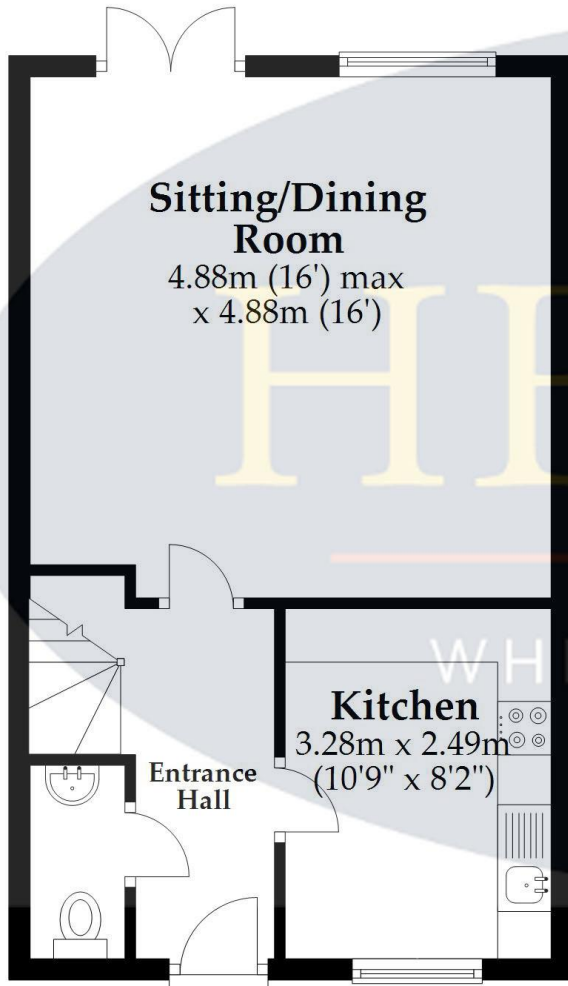
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



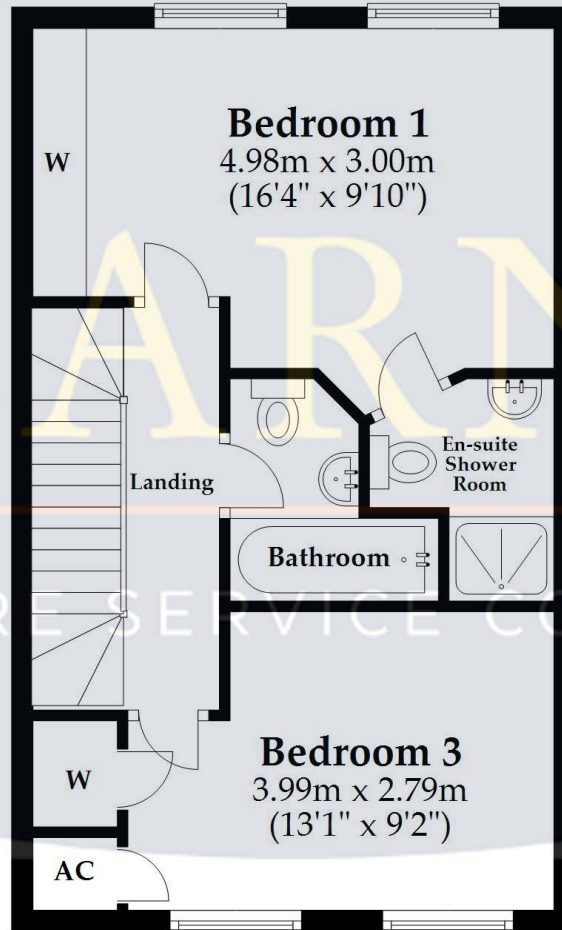


Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

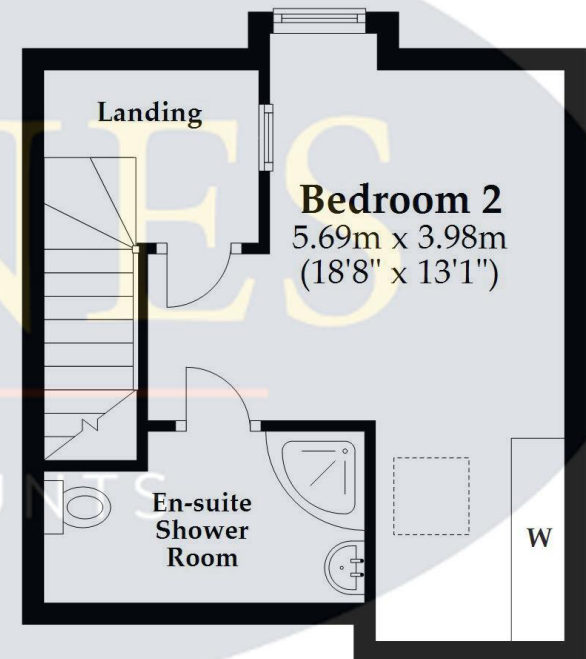
Ground Floor



First Floor



Second Floor







www.hearnes.com

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