



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1AU**

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FREEHOLD PRICE GUIDE: £400,000

A spacious two bedroom detached bungalow in need of some updating with en suite to main bedroom and garage in nearby block, situated in a desirable location close to the town centre. NO FORWARD CHAIN.

- Spacious entrance hallway with cupboard housing gas boiler
- Good size sitting room with front aspect
- Large kitchen/breakfast room with range of base and eye level units and complementary worktops, inset gas hob and electric oven, space for appliances and table and chairs
- Conservatory with door on to patio area
- Dining room with rear aspect and door to garden
- Main bedroom with fitted bedroom furniture and en suite shower room
- Bedroom two with door into dining room which can easily be closed or partitioned off
- Shower room with shower cubicle, wash hand basin and WC
- Double glazing and gas heating
- Outside: The front garden has an abundance of flowers and shrubs with ornamental fishpond and paved pathway to the front and down one side of the bungalow to the rear garden. The rear garden has a good size patio area and is then laid to lawn with further fishpond and flower and shrub borders enclosed by panel fencing
- Garage with up and over door can be found in a block in Cheriton Way adjacent to the property

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

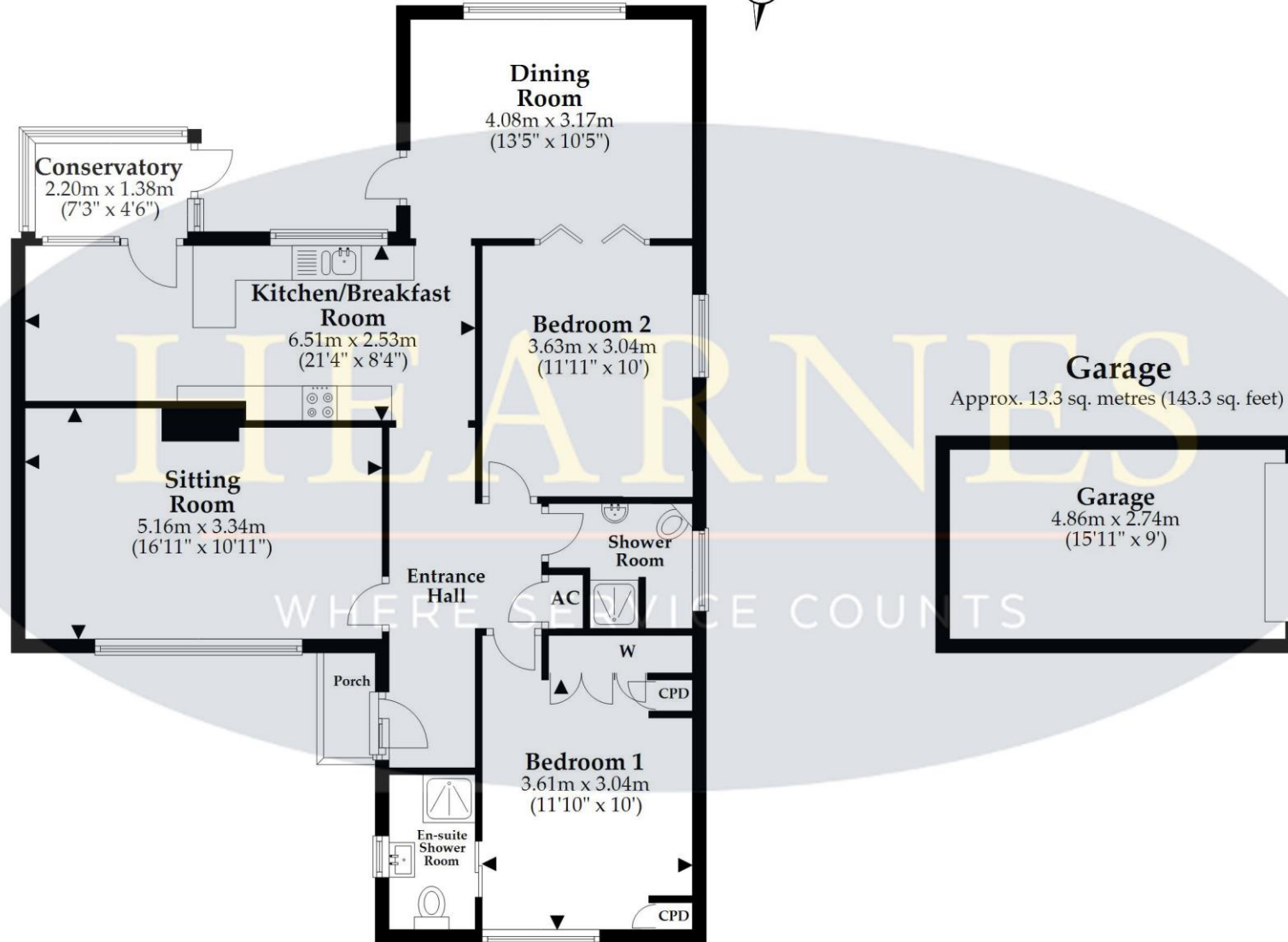
EPC RATING: D COUNCIL TAX BAND: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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. 89.8 sq. metres (966.8 sq. feet)



Total area: approx. 103.1 sq. metres (1110.1 sq. feet)

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



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