



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 2BA**



# Wimborne, Dorset, BH21 2BA

## FREEHOLD PRICE £310,000

A well presented two/three bedroom terrace home in a cul-de-sac location close to river walks and Wimborne town centre.

- Spacious entrance hallway with understate storage area
- Large sitting/dining room enjoying a dual aspect
- Small conservatory leading onto patio and garden
- Modern kitchen with a range of base and eye level units with space for appliances, rear aspect window and door to garden
- Three bedrooms. Main bedroom with feature part panelled walling
- Luxury fitted bathroom with three piece white suite, fully tiled walls and flooring
- Double glazing and warm air gas heating
- Outside front patio with pathway to front. The rear garden has a patio and a small lawn enclosed by panel fencing and access to brick garden shed

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

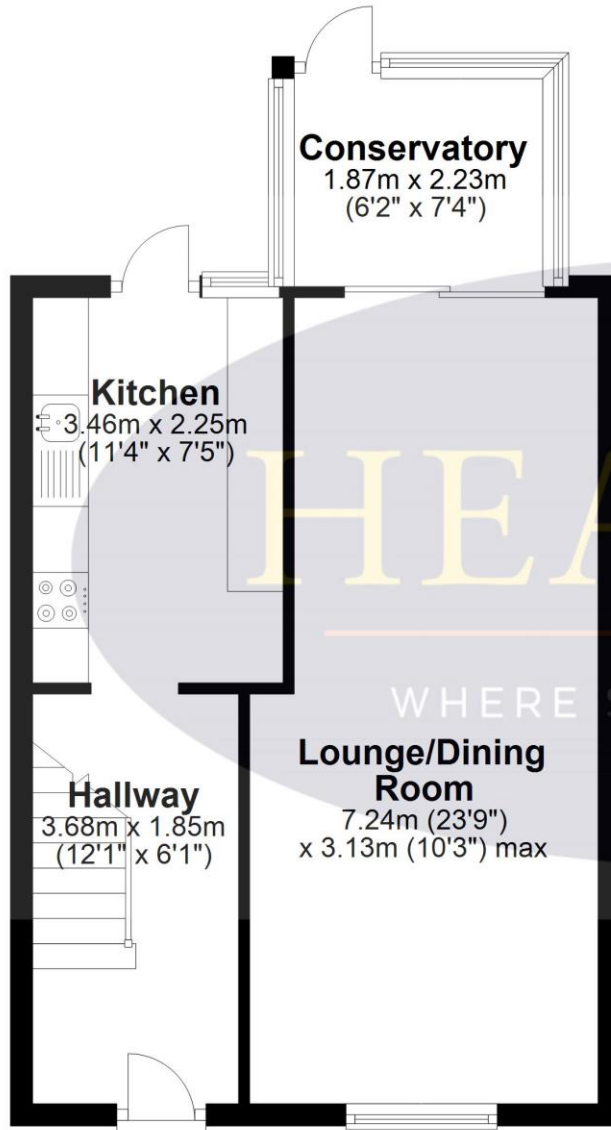
**COUNCIL TAX BAND: B EPC RATING: D**

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.



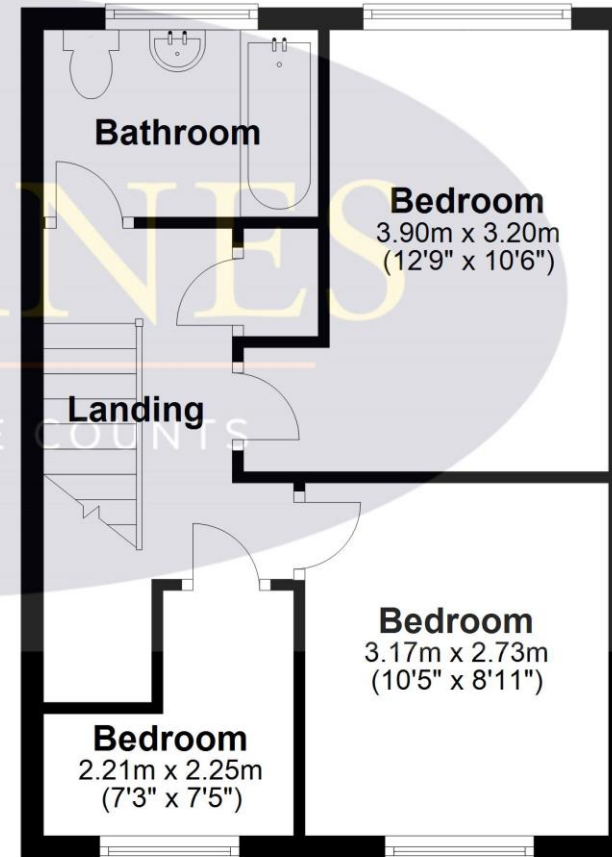
## Ground Floor

Approx. 41.2 sq. metres (443.2 sq. feet)



## First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 78.0 sq. metres (839.1 sq. feet)

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