



HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 2GG**

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FREEHOLD PRICE GUIDE: £385,000

A well presented three bedroom semi detached home with superb kitchen/breakfast room, en suite to the main bedroom and off road parking for two cars in a sought after location.

- Approximately two years old with remaining Builders guarantee
- Entrance hallway with cloaks/storage cupboard
- Cloakroom with modern white suite, wash hand basin and WC
- Spacious sitting room enjoying a dual aspect
- Superb kitchen/breakfast room with cream high gloss self close units and pan drawers with complementary worktops, integrated fridge freezer and full size dishwasher, inset gas hob and extractor fan over and electric oven below, space for table and chairs, dual aspect with French doors to patio and garden
- Main bedroom with large en suite shower room with double shower cubicle, wash hand basin and WC
- Two further good size bedrooms
- Modern bathroom with white three piece suite
- Double glazing and gas heating
- Feature luxury vinyl wood effect flooring to the ground floor
- Outside: Allocated tandem parking for two cars. The rear garden has a small patio leading on to a lawn area with garden shed enclosed by panel fencing
- Service charge: We understand from the vendor is approximately £156.72 per annum for 2023

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 approximately 2.5 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: B

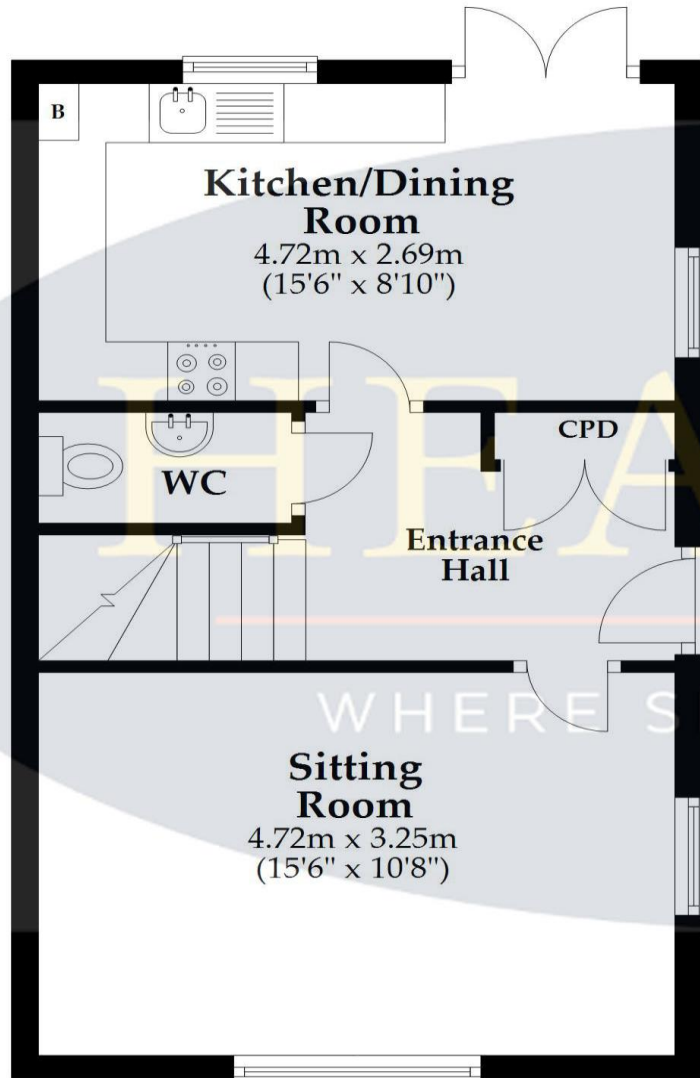
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

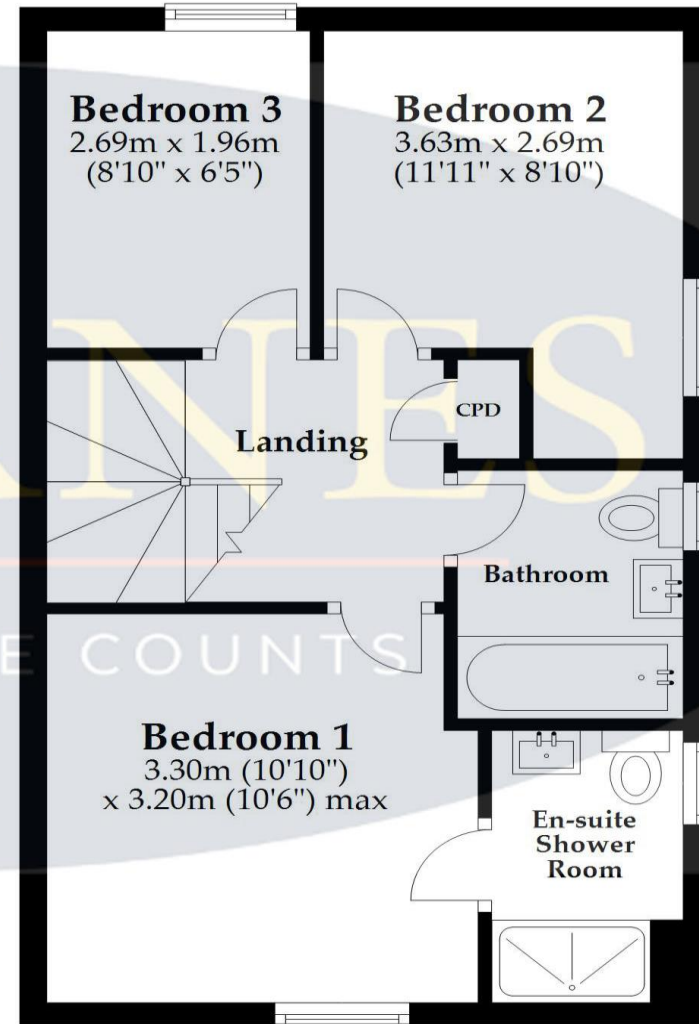
Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 78.1 sq. metres (840.1 sq. feet)

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



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