



HEARNES
WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1BJ

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FREEHOLD PRICE £279,000

An immaculate Victorian two bedroom town centre cottage with ground floor bathroom, well equipped kitchen and cosy sitting room with feature fireplace and courtyard.

- Entrance hall with access to bathroom
- Cosy sitting room with high ceiling and feature fireplace
- Well equipped kitchen with range of cream units, complementary worktops, oven with ceramic hob and fridge
- Two bedrooms on the first floor, one with built in wardrobe and feature fireplace
- Small courtyard garden that offers a good degree of privacy
- Parking space
- Within walking distance of the town centre of with local shops close by

The property is just a short distance from Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

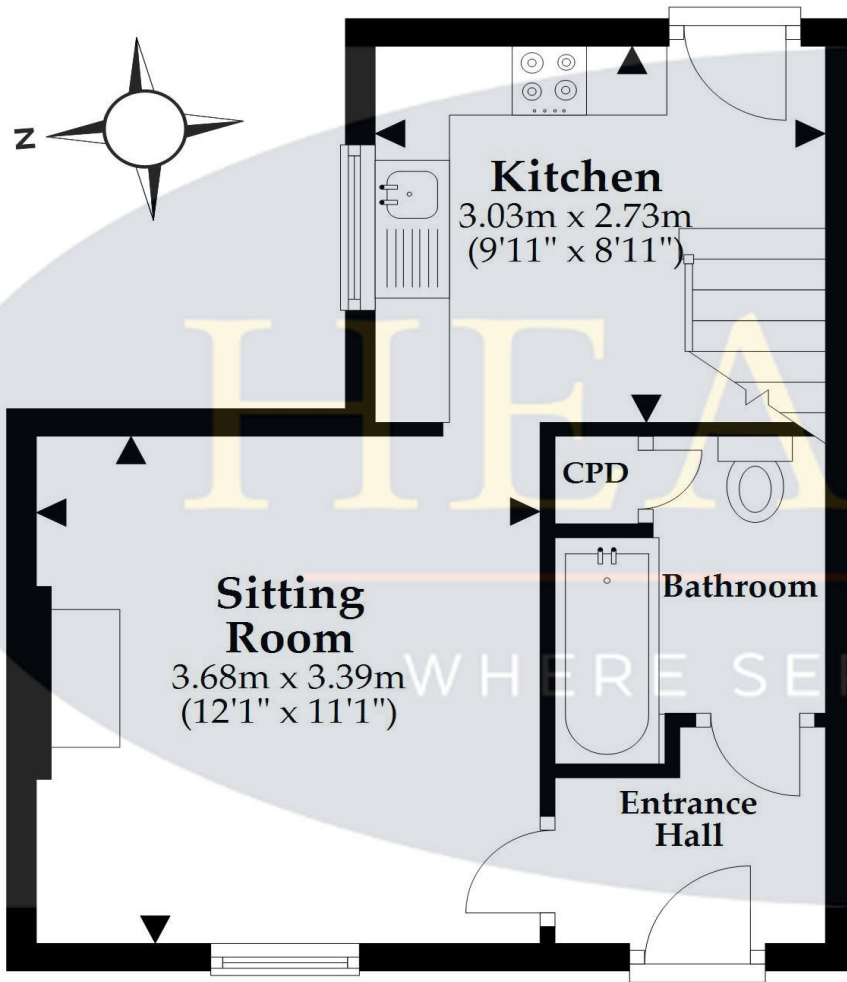
COUNCIL TAX BAND: B EPC RATING: E

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.



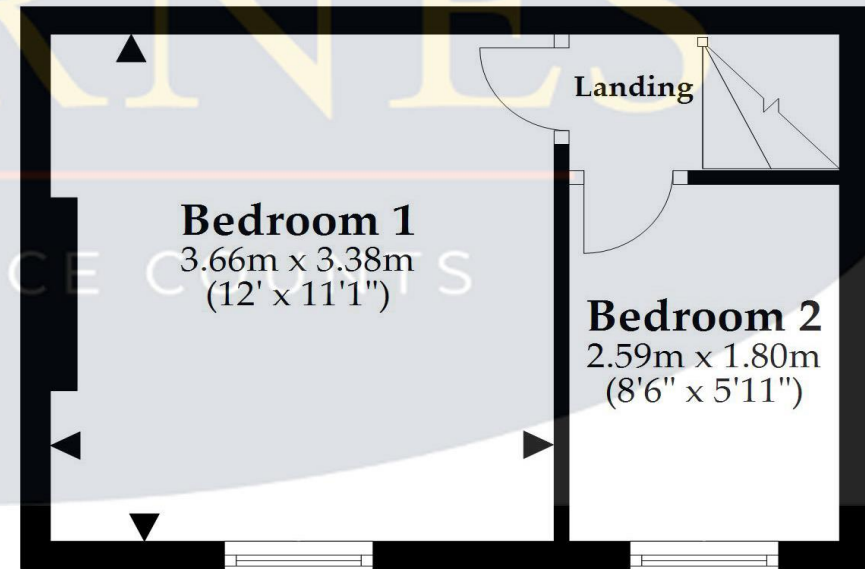
Ground Floor

Approx. 28.2 sq. metres (303.9 sq. feet)



First Floor

Approx. 19.4 sq. metres (208.7 sq. feet)



Total area: approx. 47.6 sq. metres (512.5 sq. feet)

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



