



Wimborne
Dorset, BH21 2AA

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FREEHOLD PRICE: £375,000

A delightful three bedroom three storey character terrace cottage on a very good size plot in a popular location within walking distance of the town centre.

- Modern composite front door leading to entrance hallway
- Cosy sitting room with open fire facility and front aspect double glazed sash window
- Dining room with picture rail, under stairs storage cupboard and rear aspect window
- Kitchen with base and eye level units with butler sink and wooden worktops, inset hob with extractor over and oven below, space for appliances, side window and door to garden
- Three good size bedrooms
- Bathroom with modern white three piece suite with shaped enclosed bath with shower screen and shower over, wash hand basin, WC, heated ladder style towel rail and linen cupboard
- Outside: The front garden is laid to shingle. The rear garden is of a generous size with paved patio to the immediate rear with large storage shed, the garden is long with lawn area and flower, fruit trees and shrub border. At the rear of the garden there is a child friendly area leading to woodchip play area with summerhouse to the rear. The garden is enclosed by panel fencing

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.

COUNCIL TAX BAND: C EPC RATING: D

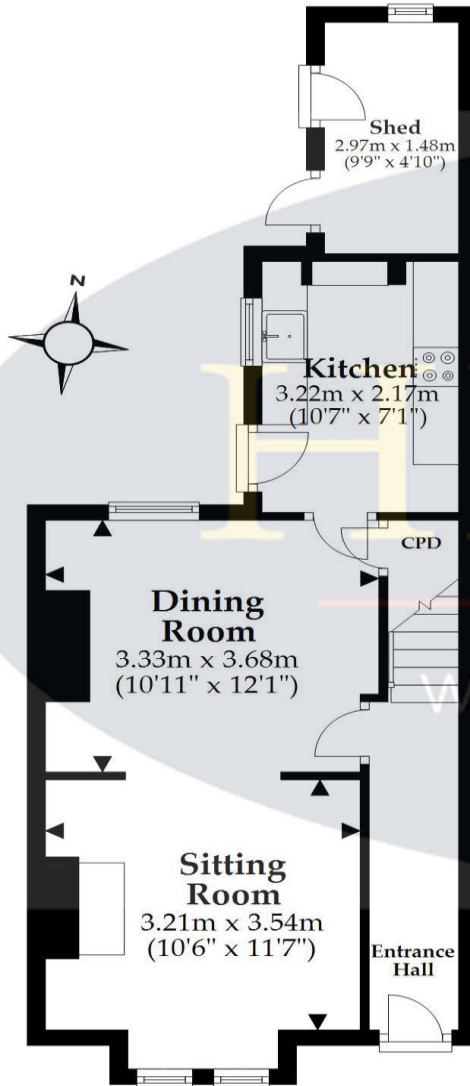
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor

Approx. 42.6 sq. metres (458.0 sq. feet)



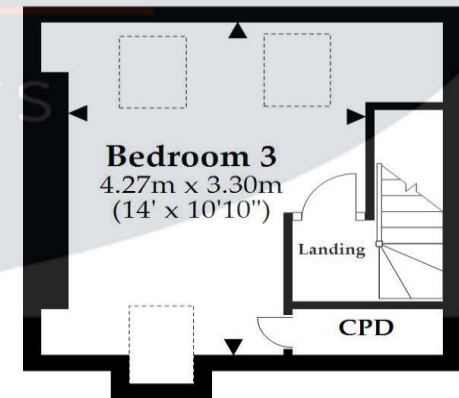
First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Second Floor

Approx. 19.3 sq. metres (207.9 sq. feet)



Total area: approx. 99.0 sq. metres (1065.9 sq. feet)

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





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