



HEARNES

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Wimborne  
Dorset, BH21 2AW



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## FREEHOLD PRICE GUIDE: £575,000

A spacious three double bedroom, three reception, two bathroom late Victorian family home with large rear garden ideal for future development and off road parking for several vehicles, set in a cul de sac location within approximately half a mile from the town centre. First time to the market in 55 years.

- Entrance porch with original tiled floor
- Entrance hall with high ceilings and a one quarter turn staircase leading to the first floor
- Ground floor shower room with double shower, two wash hand basins and WC
- Sitting room with feature fireplace and high ceilings and large windows overlooking the front garden
- Lounge with feature fireplace, high ceilings and large window overlooking the rear garden
- Dining room with access to the kitchen ideal for changing into a kitchen/breakfast room
- Kitchen with a range floor and wall mounted units and complementary worktops, space for appliances and vaulted ceiling
- Rear conservatory style porch ideal for coats and shoes
- Landing with window
- Three double bedrooms all with feature fireplaces currently covered
- Family bathroom with shower over the bath, wash hand basin and low level flush WC
- Large rear garden of 0.297 acres measuring 270' long x 30' wide widening to 68' at the rear with garage and workshop, ideal for future development

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: C

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.

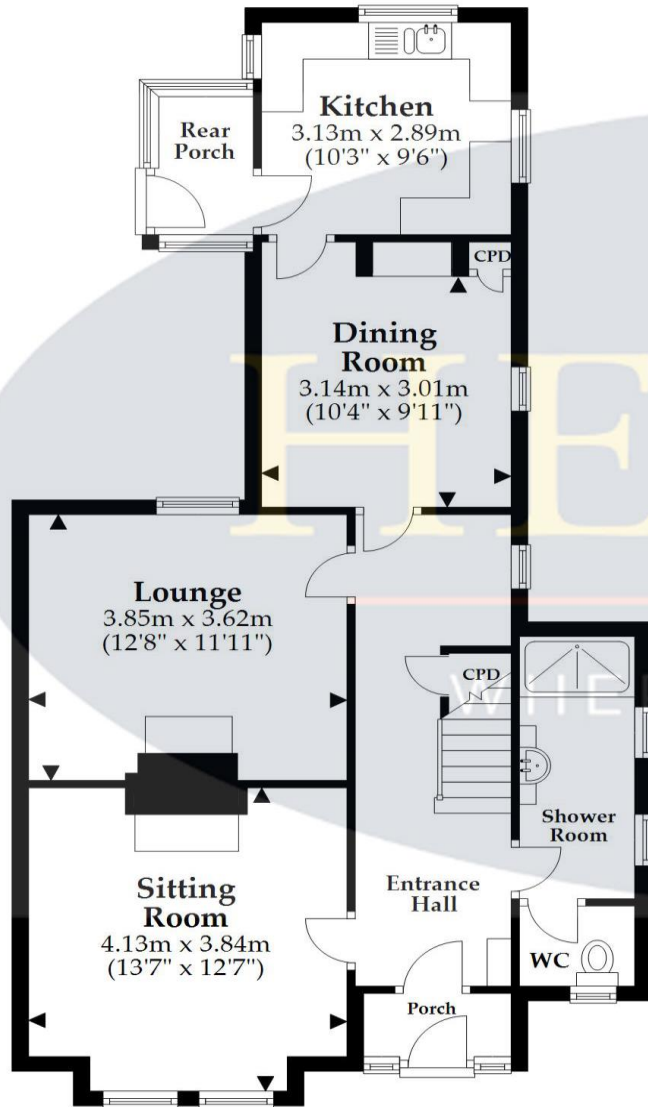
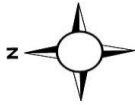






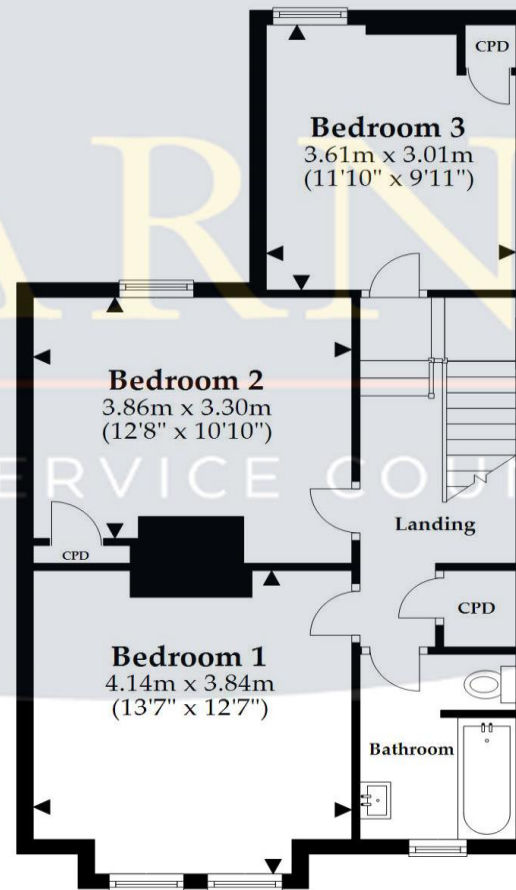
## Ground Floor

Approx. 74.0 sq. metres (796.8 sq. feet)



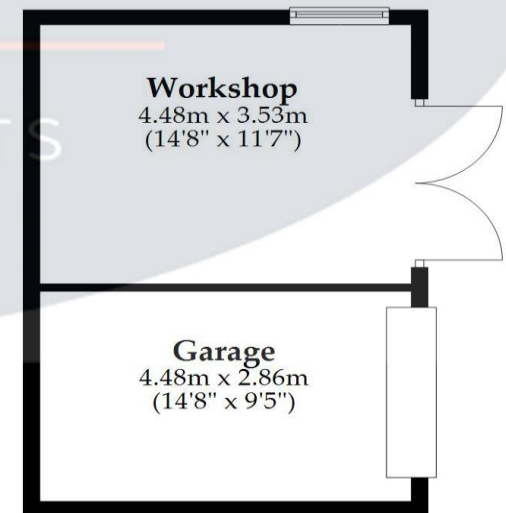
## First Floor

Approx. 55.2 sq. metres (594.6 sq. feet)



## Outbuilding

Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 158.3 sq. metres (1704.4 sq. feet)

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











[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

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