

A two-story house with a large tree in the foreground and a blue sky with clouds in the background. The house has a mix of brick and wood paneling. The tree has green and yellowing leaves. The sky is blue with white clouds.

HEARNES

WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 1BA

# Wimborne, Dorset, BH21 1BA

## FREEHOLD PRICE: £350,000

A deceptively spacious three bedroom end of terrace house (with two access points to the garden from the side and rear) and garage set in a cul de sac location within walking distance of the town centre.

- Entrance porch with large storage cupboard ideal for coats and shoes
- Entrance hall with access to the cloakroom
- Cloakroom with wash hand basin and low level flush WC
- Kitchen with range of floor and wall mounted units and complementary worktops, breakfast bar and space for washing machine, dishwasher and fridge freezer
- Spacious sitting room with feature fireplace and large picture window overlooking garden
- Rear porch with under stairs storage, ideal for coats and shoes and access to the garden
- Landing with loft access
- Two generous size double bedrooms with fitted wardrobes and good size single bedroom one
- Bathroom with white suite and part tiled walls
- Rear garden offering a high degree of privacy and is bigger than the average garden in the area and with side access and gated access to the garage in block
- Double glazing and gas heating

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: C

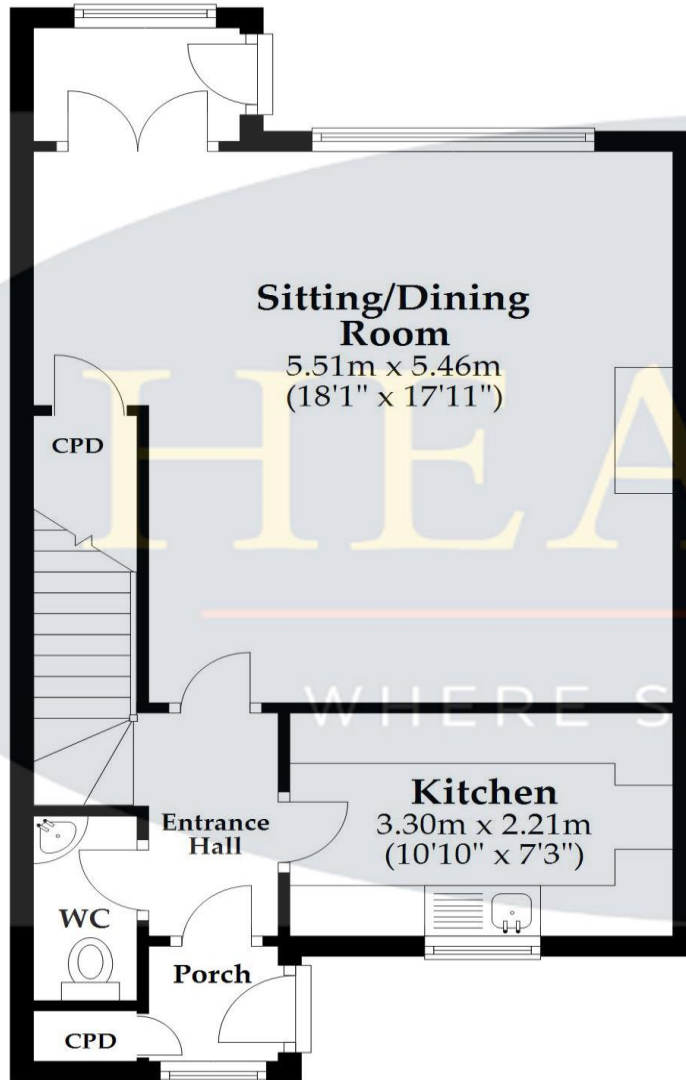
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

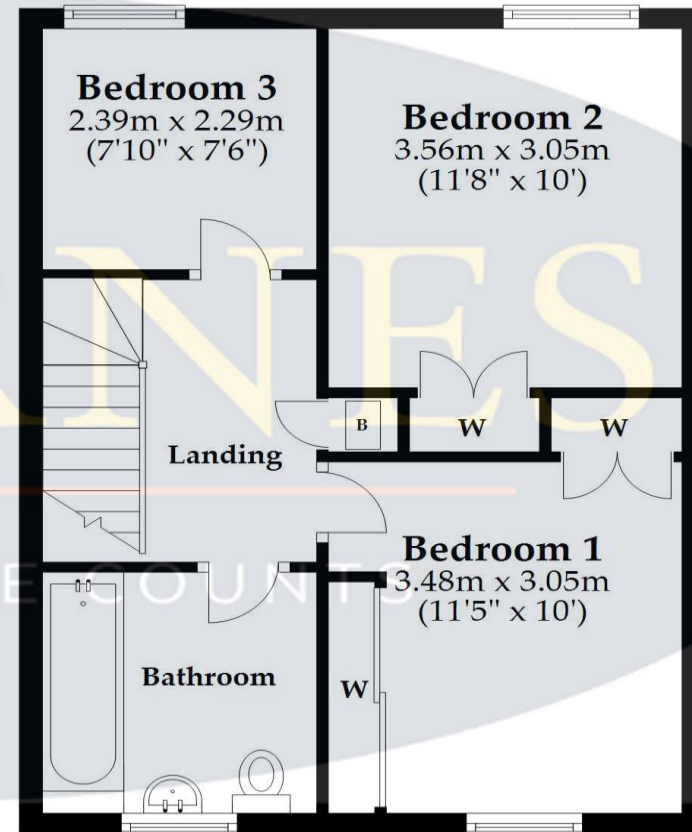
## Ground Floor

Approx. 47.6 sq. metres (512.5 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 90.1 sq. metres (970.1 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: [wimborne@hearnes.com](mailto:wimborne@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

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