



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 1RA**

# Wimborne, Dorset, BH21 1RA

## FREEHOLD PRICE: OFFERS OVER £350,000

An older style three bedroom end of terrace home with garage. The property enjoys a sought-after location within easy walking distance of the River Stour and the town centre as well as in catchment of excellent local schools.

- Enclosed entrance storm porch
- Cosy sitting room with inset wood burner and front aspect window
- Kitchen/breakfast room with range of base and eye level units with complementary worktops, space for appliances and small table and chairs, rear aspect window
- Inner lobby with door to bathroom and further door to garden
- Downstairs bathroom with three piece suite
- Stairs from kitchen/breakfast room to first floor landing
- Three bedrooms, the main bedroom and bedroom two have built in wardrobes
- Double glazing, solar panels and gas heating
- No forward chain
- Outside: Small front garden bound by low level walling and gate to front door. The rear garden has a patio area leading to a good size lawn with flower and shrub border and timber shed. Side access to the rear where a garage in a block can be found

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

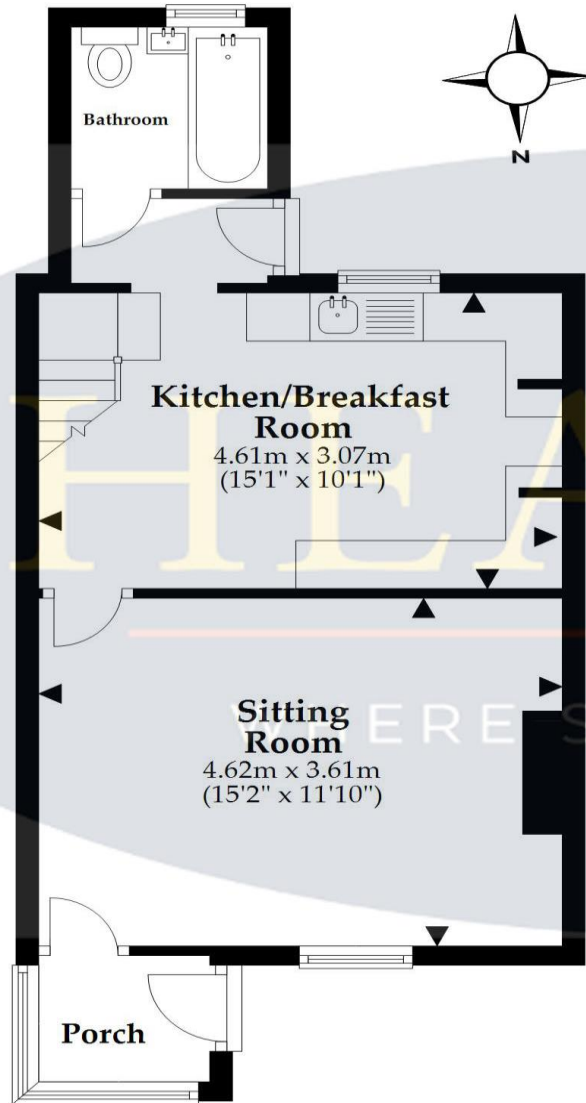
COUNCIL TAX BAND: C EPC RATING: C

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.



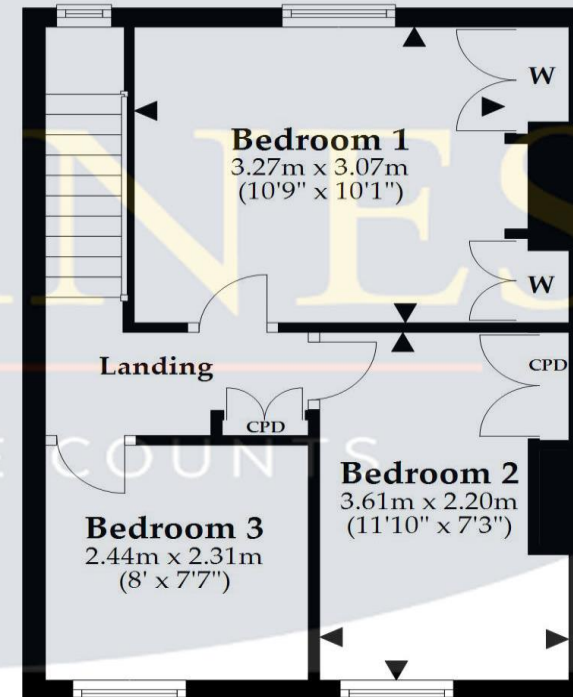
## Ground Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



## First Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



Total area: approx. 69.8 sq. metres (751.0 sq. feet)

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



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