

TOWN  
CENTRE

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 1PL

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## FREEHOLD PRICE: £440,000

A deceptively spacious three bedroom end of terrace town centre home set on a generous size corner plot ideal for extending (subject to the necessary planning permission) with garage and parking for two cars and a mature garden that sweeps around the property set in the town centre.

- Entrance hall with glazed interior window offering extra light into sitting room
- A generous size sitting room with feature fireplace and large bay window with front aspect
- Kitchen/breakfast room with range of pine units and complementary worktops integrated washing machine, dishwasher, double oven and fridge freezer, large picture window overlooking the mature private rear garden
- Rear entrance hall ideal for coats and shoes
- Cloakroom with wash hand basin and low level flush WC
- Good size landing with airing cupboard and loft access
- Two generous size double bedrooms both with built-in wardrobes and a good size single bedroom also with built-in wardrobe
- Bathroom with bath and electric shower over, pedestal wash hand basin and WC
- Outside: Mature garden sweeps around the property with gated access to the side allowing parking for two cars, room to extend subject to necessary planning permission. Rear access on to a service road which leads to garage (without door)

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: D EPC RATING: D

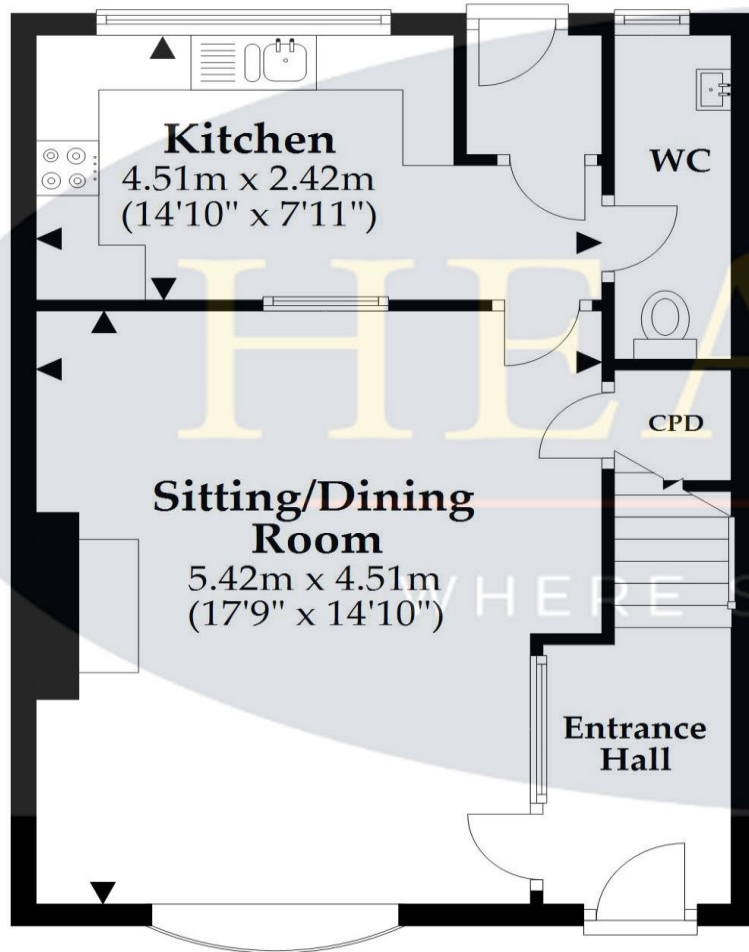
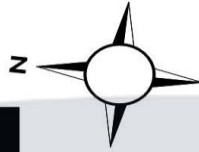
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





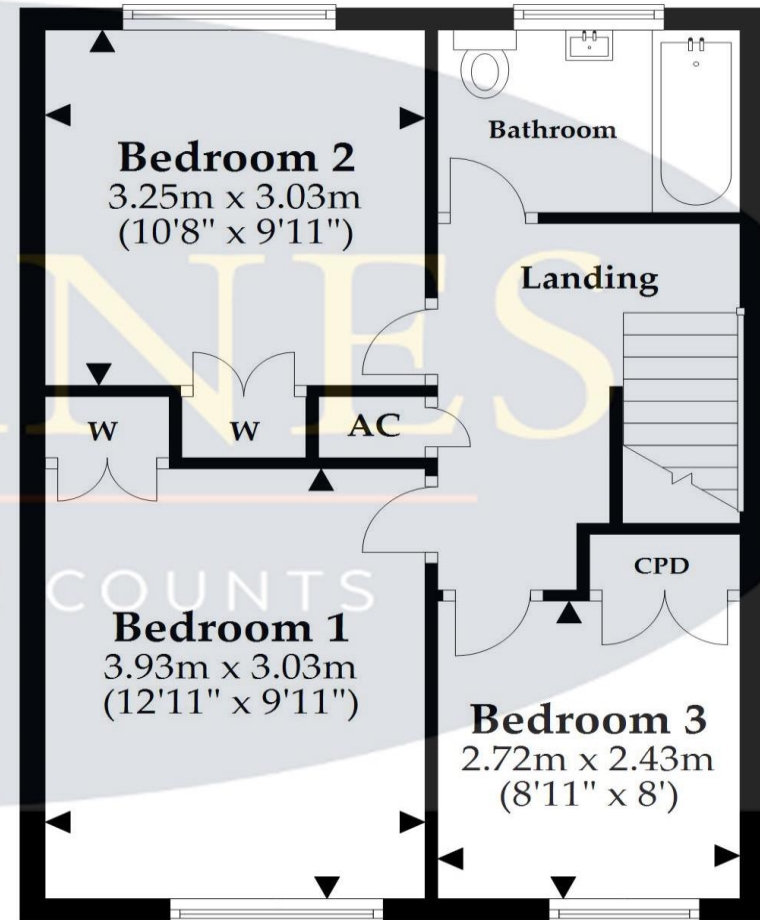
## Ground Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



## First Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 88.3 sq. metres (950.1 sq. feet)

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





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