



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1YF**

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FREEHOLD PRICE: £350,000

An immaculately presented two bedroom end of terrace town house in a quiet cul de sac location situated within a walk of a few hundred yards of the town centre.

- Entrance hallway with modern downstairs cloakroom and under stairs storage cupboard
- Open plan spacious living room/kitchen area with fitted cloaks/storage cupboard, French doors leading to decking and garden
- Superb luxury fitted kitchen with range of soft close base and eye level units with complementary granite worktops, integrated appliances including eye level oven, hob, fridge, freezer, washing machine and dishwasher. Further matching cupboards with inset and display shelving and front aspect window
- Two good size bedrooms with fitted wardrobes
- Fully tiled family bathroom with white three piece suite with shower over bath
- Gas heating (under floor heating to the ground floor and radiators to the first floor)
- UPVC double glazed sash windows and oak internal doors
- Fitted alarm system
- Remainder of 10 year NHBC warranty (from 2019)
- Photo Voltaic roof panels
- Allocated parking bay with two further Visitor parking spaces
- Outside: To the side of the property an additional lean to/drying area leading to the front and rear of the property. Good size rear garden enclosed by panelled fencing, with decking area leading to a variety of fruit trees, shrub and flower borders, lawn area and water feature.

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: B

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.



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

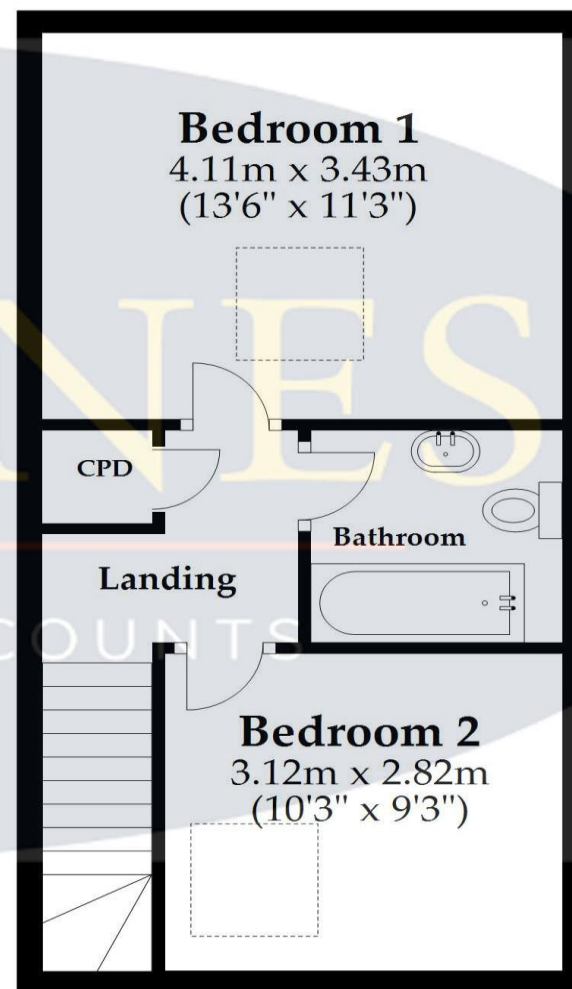
Ground Floor

Approx. 34.1 sq. metres (366.7 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.6 sq. feet)



Total area: approx. 68.2 sq. metres (734.3 sq. feet)

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



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