



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 2AD**

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FREEHOLD PRICE GUIDE: £350,000

A deceptively spacious end of terrace house offering three bedrooms and a good size sitting/dining room and modern kitchen/breakfast room. The property is situated on a good size plot with allocated parking space and garage within close proximity to the town centre. NO FORWARD CHAIN.

- Entrance porch with space for coats and shoes/boots
- Entrance hallway with glazed door
- Spacious sitting/dining room with storage cupboard and front aspect window
- Large kitchen/breakfast room comprising base and eye level units with pan drawer and complementary worktops, inset Neff hob with electric oven below and extractor fan over, space for appliances and table and chairs, tiled flooring, rear aspect window and door to garden
- Three good size bedrooms
- Family bathroom with bath and shower over, wash hand basin, WC and fully tiled walls
- Double glazing and gas heating
- Outside: Front lawn with flower/shrub borders and paved path leading to front of the property and side access to rear garden. Rear garden has lawn and patio areas enclosed by walling and fencing, a gate then gives access to an allocated parking space and garage

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

COUNCIL TAX BAND: D EPC RATING: C

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

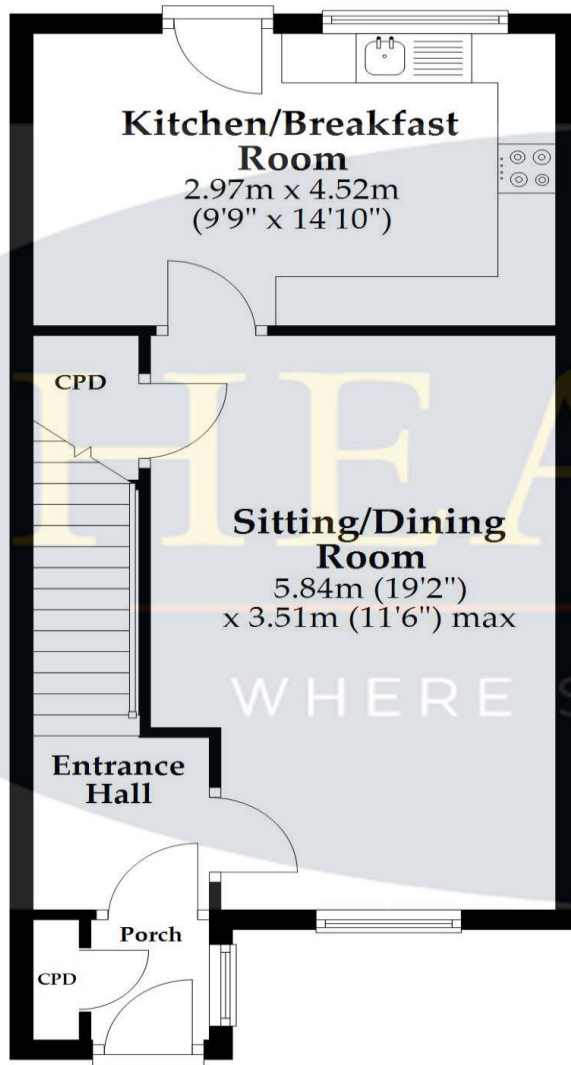




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

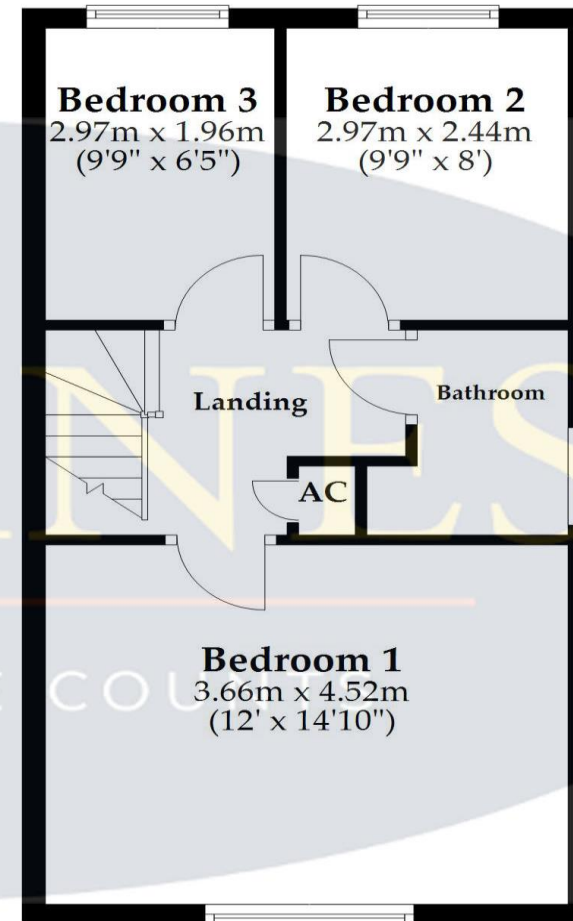
Ground Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Total area: approx. 82.5 sq. metres (888.3 sq. feet)

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





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