

A row of modern, two-story brick houses with white window frames and arched doorways. A dark grey sports car is parked in a parking space in front of one of the houses. A black speech bubble with the text 'FOR SALE' is positioned above the car. The sky is blue with scattered white clouds.

FOR SALE

HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 4FX**

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FREEHOLD PRICE GUIDE: £315,000

A deceptively spacious two double bedroom, two bathroom mid terrace home in immaculate condition including £14,000 worth of extras completed in 2021 set on the award-winning Bloor homes development just 15 minutes' walk from the town centre.

- Entrance lobby with stairs to first floor landing with Amtico flooring which continues throughout out the ground floor
- Sitting room with under stairs storage and large picture window
- Kitchen with a range of platinum grey units with complementary Atlantic salt granite quartz worktops, integrated stainless steel sink with mixer tap, integrated dishwasher, fridge freezer, Zanussi oven, gas hob and chimney style hood, double glazed French doors opening onto the patio
- Separate utility area with matching granite quartz worktop and an integrated washer/ dryer
- Cloakroom with wall mounted basin wash hand and WC
- Two double bedrooms both with fitted wardrobes, one with twin aspect and one with en suite shower room
- En suite shower room with tiled floor, wall mounted towel rail, wall mounted wash hand basin, WC and large walk in shower
- Family bathroom including a shower over the bath, tiled walk around bath, tiled floor, heated towel rail, wall mounted wash hand basin and WC
- Outside: The garden is mainly laid to lawn with gated rear access and fence surround

This home is situated at the front of the development on a wide avenue and is within easy reach of the town centre where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: C EPC RATING: B

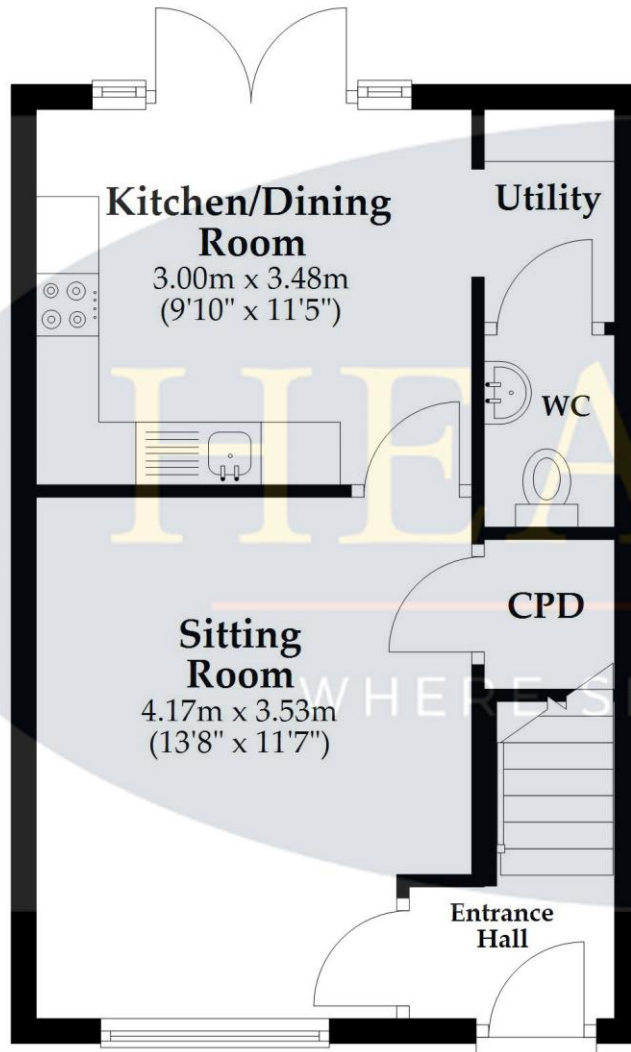
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

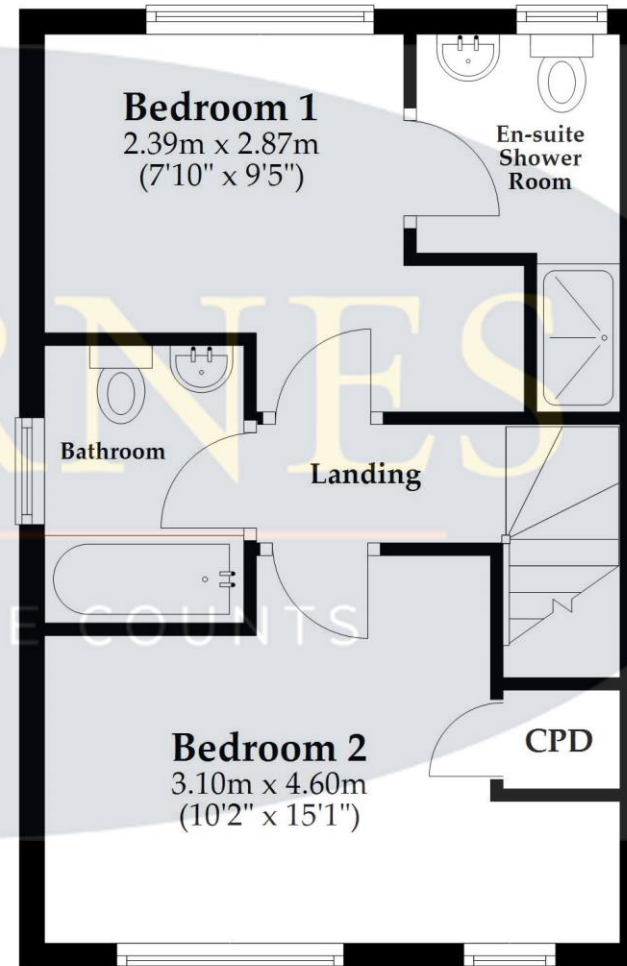
Ground Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



First Floor

Approx. 33.3 sq. metres (359.0 sq. feet)



Total area: approx. 67.2 sq. metres (722.9 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

