



St Johns Hill
Wimborne, Dorset, BH21 1DB

St Johns Hill, Wimborne, Dorset, BH21 1DB

FREEHOLD PRICE GUIDE: £550,000

A most attractive and spacious three bedroom end of terrace family home with large sitting/dining room, kitchen and utility room. The property enjoys a sought after location with ample off road parking and within easy walking distance of the river Stour and the town centre.

- Entrance storm porch leading to spacious entrance hallway
- Generous size sitting/dining room with feature fireplace and inset wood burner, dual aspect and bay window
- Kitchen with range of base and eye level units with drawers and complementary worktops, inset five ring gas hob with extractor fan over, electric oven and grill, space for washing machine and dishwasher, step to utility room
- Utility room with sink and worktop, base units and space for fridge freezer, door off to cloakroom with WC, wash hand basin and cupboard below, door to garden
- Two double first floor bedrooms with stripped wood varnished flooring. Bedroom one has built in wardrobes and bedroom two has ornamental fireplace
- Stunning bathroom with claw foot roll edge bath, double shower cubicle, wash hand basin and WC, half panelled walling with exposed brickwork
- Second floor bedroom three with eaves storage space and Velux windows
- Double glazing and gas heating
- Outside: A private shared driveway leading to off road parking for two cars with raised flower/shrub borders. A five-bar gate leads to the rear garden with further hard standing for additional parking. Steps then lead up to lawn area with flower and shrub borders. The garden is enclosed by high hedging and panel fencing and to the rear a large shed can be found

The property is just a short distance from Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

COUNCIL TAX BAND: D EPC RATING: E

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.





Ground Floor

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

First Floor

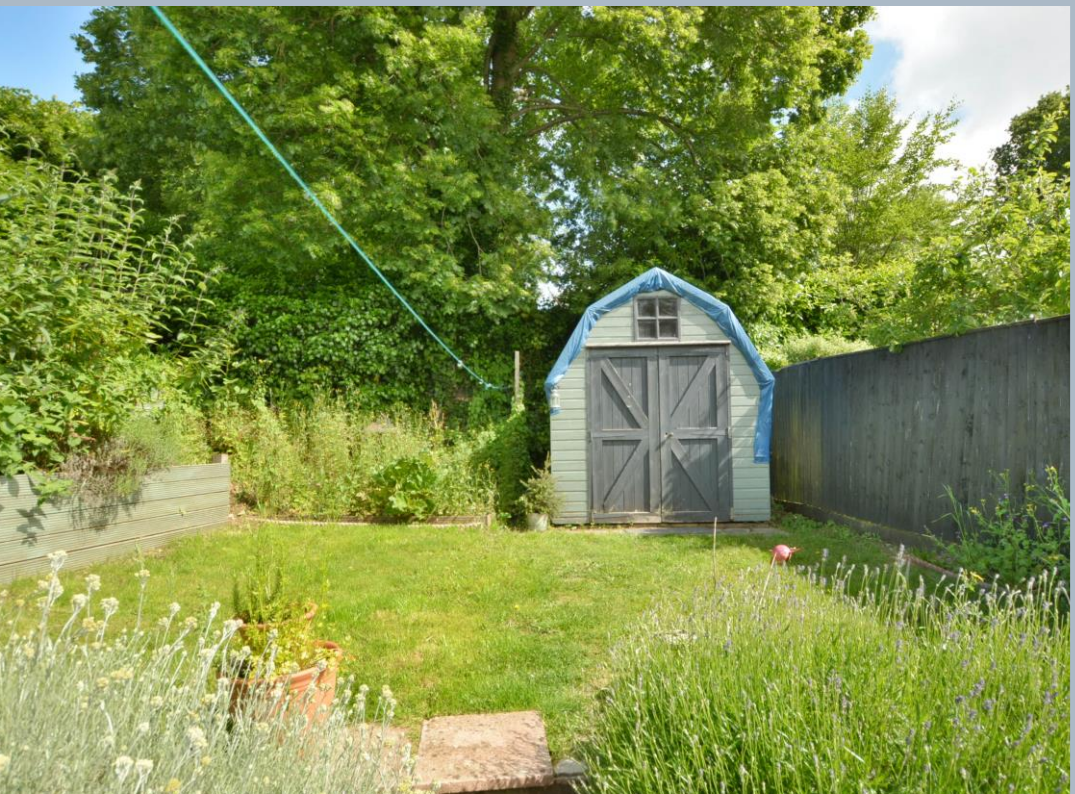
Second Floor



Total area: approx. 110.7 sq. metres (1191.1 sq. feet)

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





"DoubleClick Insert Picture"



www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD