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FOR SALE

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**Wimborne  
Dorset, BH21 1EG**

# Wimborne, Dorset, BH21 1EG

## FREEHOLD PRICE: £475,000

An immaculately presented and deceptively spacious three double bedroom detached home having a courtyard garden with off road parking and garage situated within easy walking distance of Wimborne town centre.

- Attractive entrance porch with tiled flooring
- Spacious entrance hallway with cloaks cupboard
- Good size sitting/dining room with fireplace and archway leading to dining area enjoying a dual aspect
- Modern kitchen with range of base and eye level units with inset electric hob and oven below and extractor fan over, integrated fridge and freezer and slimline dishwasher, doors to cloakroom and lobby
- Cloakroom with wash hand basin set in a vanity unit, WC and space and plumbing for washing machine
- Lobby leading to courtyard garden
- Three double bedrooms, main bedroom benefitting from mirror fronted built in wardrobes
- Modern shower room with shower cubicle, wash hand basin and WC
- Triple glazing to the front and double glazing to the rear of the property, gas heating
- Outside: The front garden abuts Julians Road with low level walling and shingle laid front garden and paved pathway. Access down one side leads to attractive courtyard garden with paved patio and raised flower and shrub borders. Access from Old Road gives off road parking leading to garage with double opening wooden doors

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: D

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.

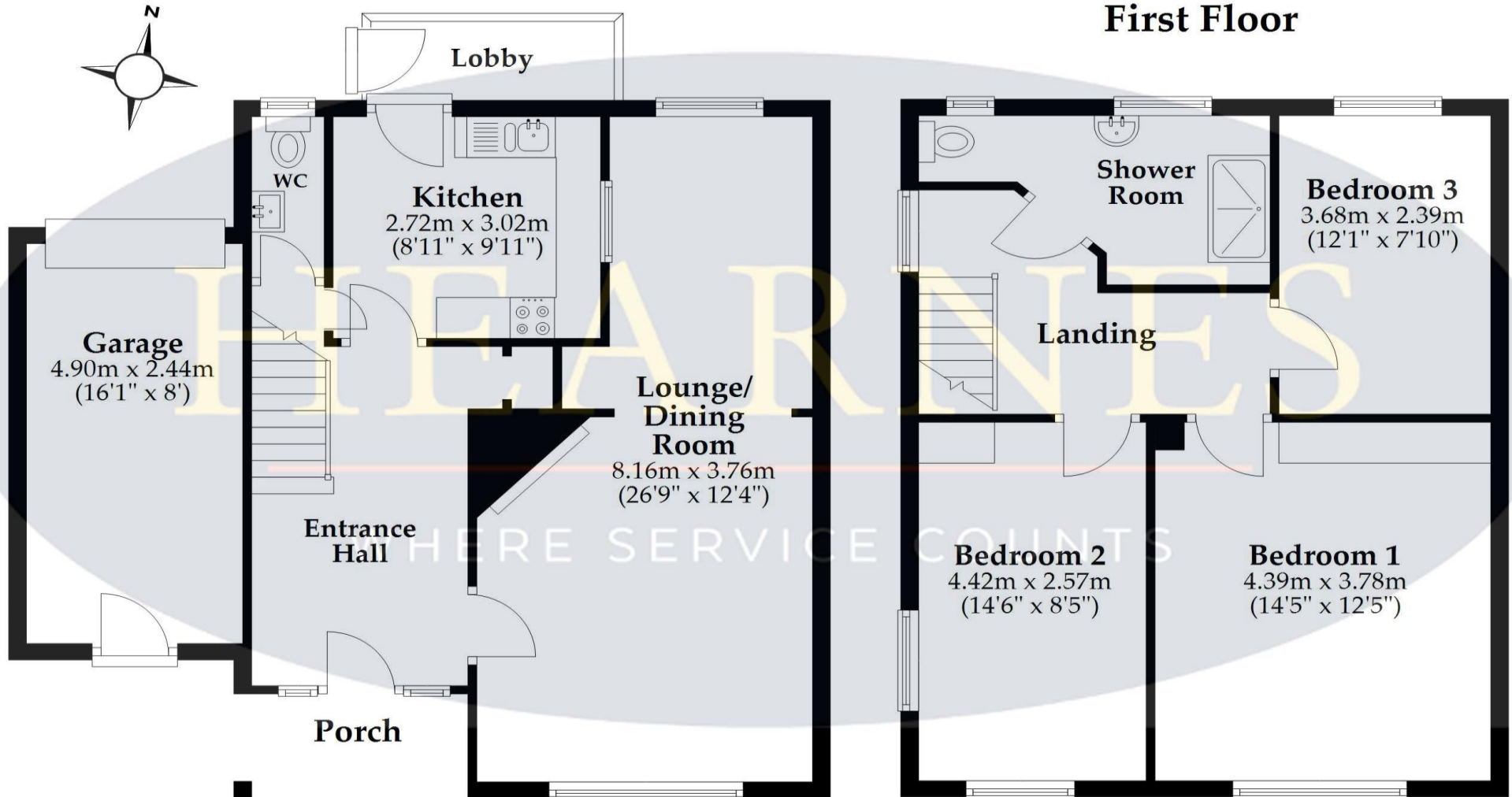




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

## Ground Floor

## First Floor



Total area: approx. 120.2 sq. metres (1293.4 sq. feet)

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







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