



Wimborne
Dorset, BH21 1NY

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FREEHOLD PRICE: £525,000

A three bedroom, two reception room detached family home with a generous mature garden, garage and off road parking either side of the property ideal for extending, three quarters of a mile from the town centre. The current owners have resided here for the past 43 years.

- Storm porch with tiled floor
- Entrance hall with under stairs storage
- Generous size sitting/dining room with open fireplace, double glazed sliding patio doors opening onto garden
- Separate snug/bedroom four with open fire and large bay window overlooking the front garden
- Kitchen with range of matt grey units and complementary worktops, larder cupboard, freestanding cooker, dishwasher, washing machine and fridge and double glazed door to the side elevation
- Cloakroom with wash hand basin and low level flush WC
- Three bedrooms, two generous size doubles and a good size single
- Family bathroom with 'p' shaped bath and electric shower over, pedestal wash hand basin and WC
- Outside: Generous size mature garden with patio, lawn area, greenhouse and two garden shed

This family home is set in a desirable location within easy reach of the 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 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.

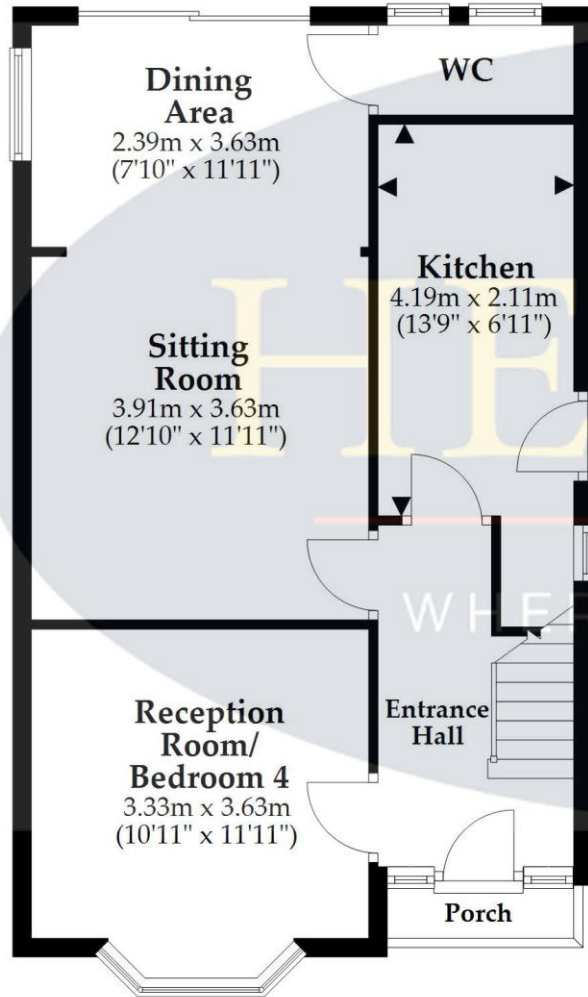




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

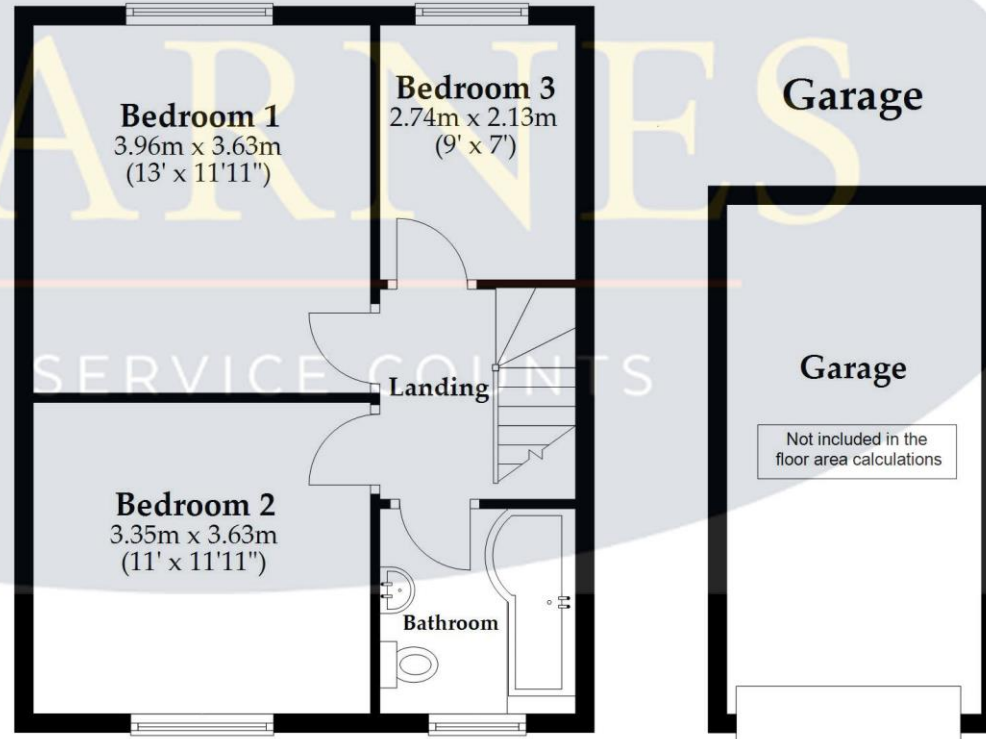
Ground Floor

Approx. 59.4 sq. metres (639.5 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



Total area: approx. 102.8 sq. metres (1106.3 sq. feet)

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





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