



**Wimborne
Dorset, BH21 1HZ**

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FREEHOLD PRICE GUIDE: £320,000

A well presented two bedroom mid terrace home with modern kitchen and bathroom, allocated parking space and garage in a sought after cul de sac location within walking distance of Wimborne town centre.

- Entrance lobby with meter cupboard
- Sitting room enjoying a front aspect
- Modern kitchen/breakfast room with range of base and eye level units and complementary worktops, inset gas hob with electric oven below and extractor fan over, space for appliances, space for table and chairs, rear aspect window and door to garden
- From sitting room open plan staircase to first floor landing
- Two bedrooms, the main bedroom benefiting from mirror fronted wardrobe and further fitted cupboard
- Modern white bathroom with three piece suite, ladder style towel rail and part tiled walls
- Double glazing and gas heating
- Elevated position situated in a cul de sac location
- Communal driveway leading to garage in a block with pitched roof providing eaves storage and an adjacent allocated parking space
- Rear garden with small paved patio, rockery and steps leading to raised lawn area and rear access gate enclosed by panel fencing

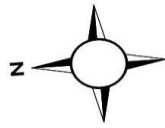
The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: C EPC RATING: C

AGENTS NOTE: 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.

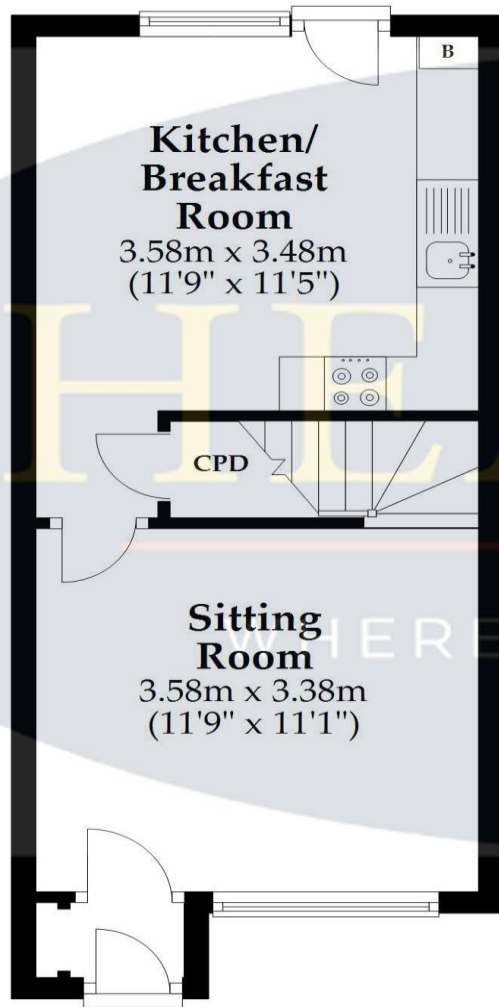


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



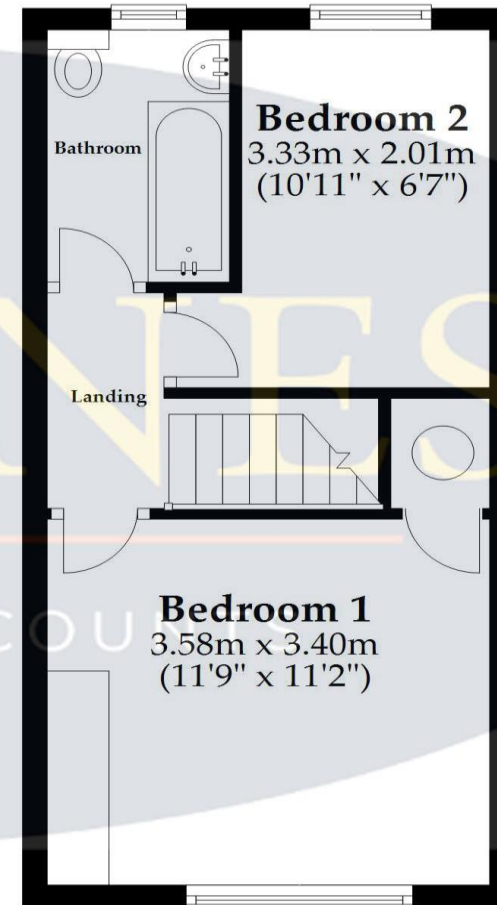
Ground Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



Total area: approx. 57.0 sq. metres (613.2 sq. feet)

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



LJT SURVEYING

6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

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