



Wimborne  
Dorset, BH21 1EP



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## FREEHOLD PRICE: £525,000

A deceptively spacious three bedroom end of terrace town house designed over three floors, en suite and dressing room to main bedroom with courtyard garden situated within a stone's throw of Wimborne town centre.

- Entrance lobby with cloaks cupboard
- Spacious sitting room with attractive fireplace and inset coal effect fire, Amtico flooring, storage cupboard, front aspect double glazed window and fitted shutters
- Stairs to first floor landing with cloakroom with vanity unit with wash hand basin and WC
- Integrated garage currently partitioned into two rooms which could easily be converted back, electric up and over door
- Good size kitchen/breakfast room with range of base and eye level units, complementary worktops, breakfast bar, inset gas hob with electric oven and grill below, integrated washing machine, slimline dishwasher and fridge freezer
- Superb sun conservatory overlooking courtyard with French doors
- Three generous size bedrooms. Main bedroom with walk in dressing room and en suite shower room
- Double glazing and gas heating, security entry phone system
- Outside: To the front of the property is a low level brick wall enclosing a shallow front garden. There is then vehicular access to the rear via an electronic gate where there are visitor parking bays. Brick paviour drive leads to integral garage and personal door to house. The attractive courtyard garden enclosed by panel fencing is ideal for al fresco dining enjoys a good deal of sunshine and privacy. From the courtyard a flight of steps lead down one side of the property with lockable wrought iron gate back to the front of the house

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: E EPC RATING: D

AGENTS NOTE: 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.





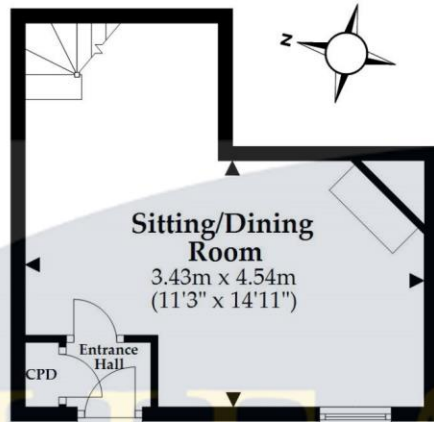




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

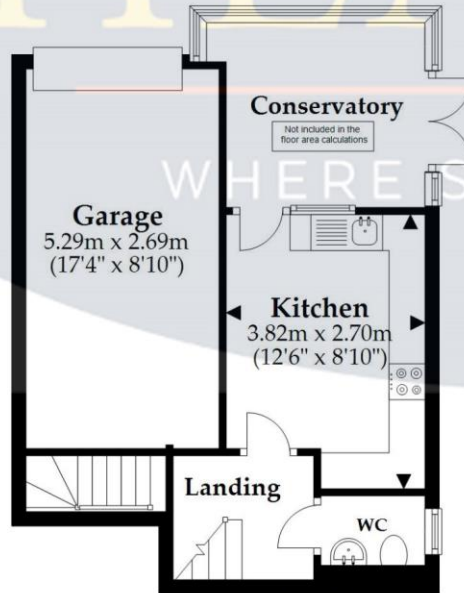
### Lower Ground Floor

Approx. 24.2 sq. metres (260.9 sq. feet)



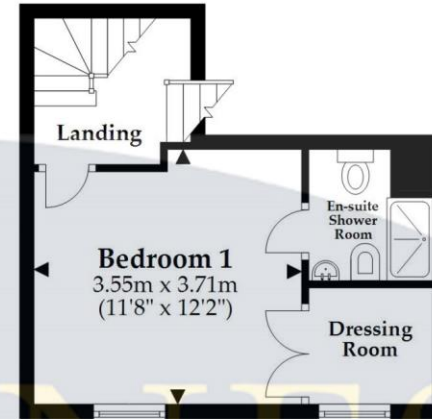
### Upper Ground Floor

Approx. 31.6 sq. metres (339.7 sq. feet)



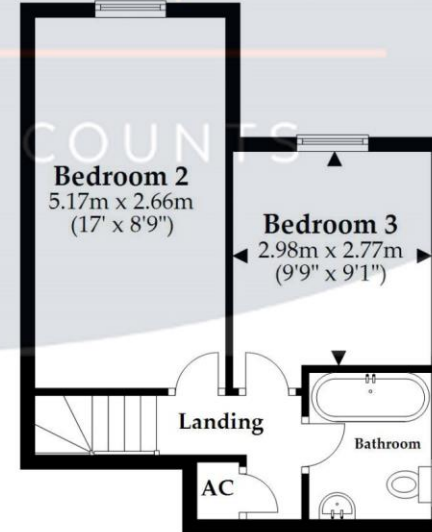
### Lower First Floor

Approx. 23.7 sq. metres (254.7 sq. feet)



### Upper First Floor

Approx. 31.2 sq. metres (336.3 sq. feet)



Total area: approx. 110.7 sq. metres (1191.6 sq. feet)

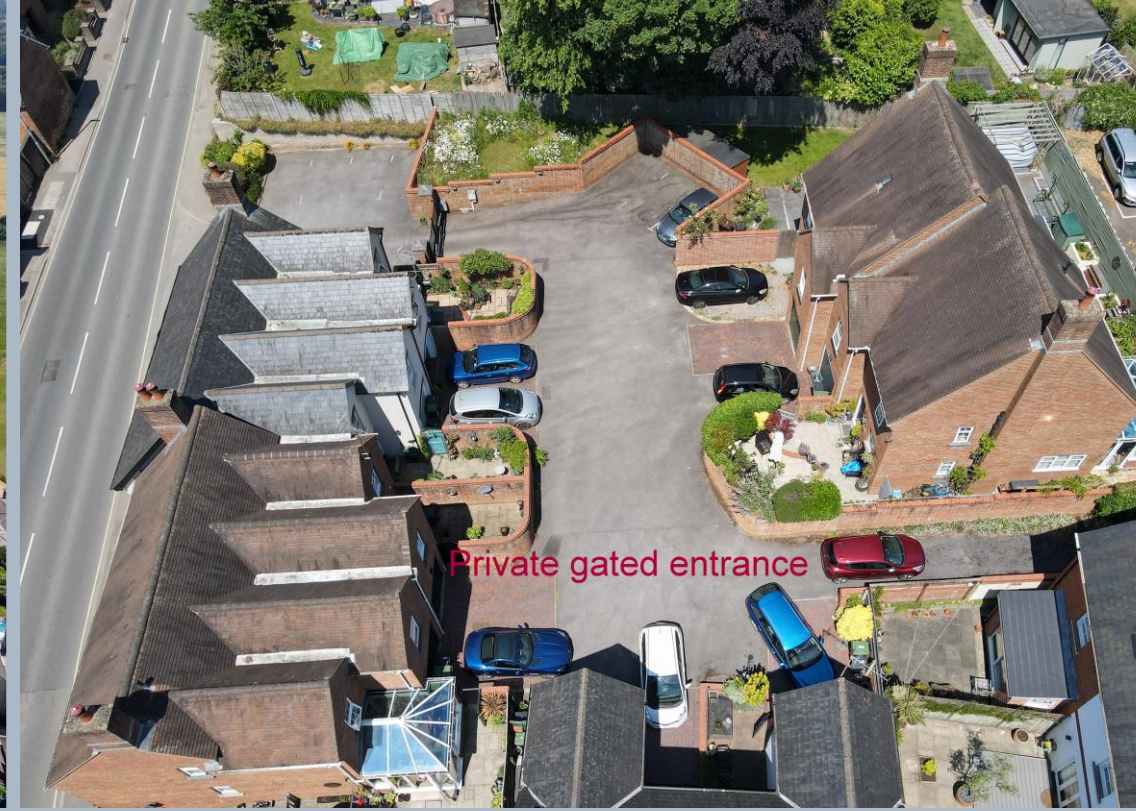
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood











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