



FOR SALE
HEARNES
01202 82222

HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1BJ**

Wimborne, Dorset, BH21 1BJ

FREEHOLD PRICE £320,000

A delightful three bedroom two reception room Victorian semi detached home built in the early 1900's with some beautifully character features such as fire places, high ceilings and large windows allowing in plenty of light situated approximately half a mile from the town centre.

- Entrance hall with decorative tiled floor
- Sitting room with dual aspect and feature fireplace and large under stairs cupboard
- Separate dining room also with feature fireplace
- Country style kitchen with range of cream units, wood effect work tops and beamed ceiling
- Separate utility area with brick arched ceiling
- Two double bedrooms both with built in wardrobes and a good size single bedroom
- Family bathroom with white suite and tiled flooring
- Gas central heating and double glazing
- Walled courtyard rear garden with access to the summer house/office
- Purpose built summer house with electricity and heating, double glazing

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

EPC RATING: D

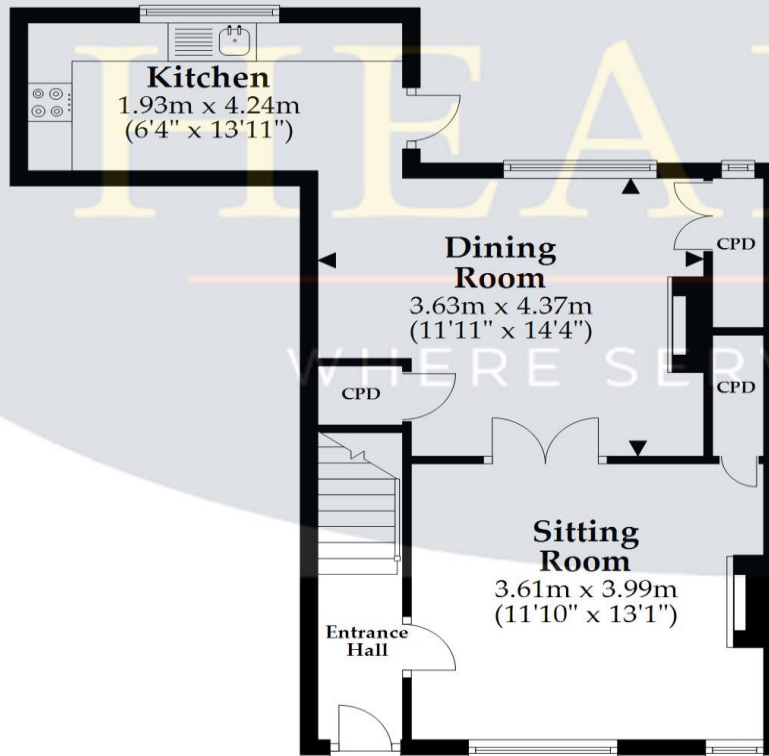
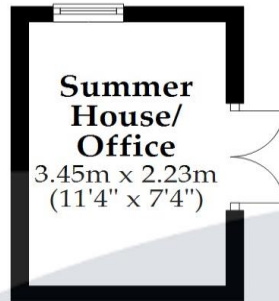
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

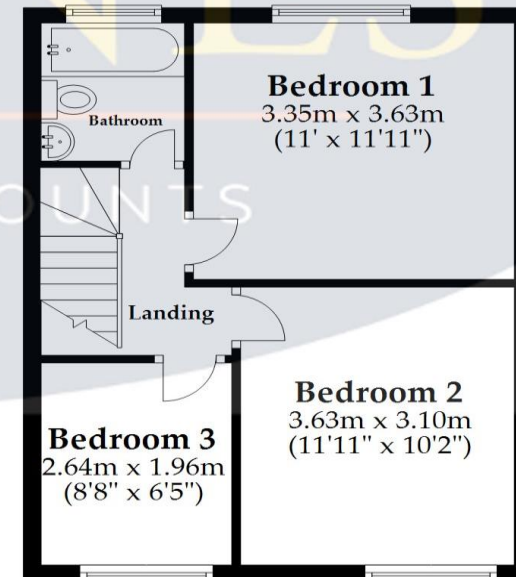
Ground Floor

Approx. 52.3 sq. metres (563.0 sq. feet)




First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 89.7 sq. metres (965.7 sq. feet)

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

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

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

