



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 2AT**

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FREEHOLD PRICE £325,000

A three bedroom semi detached home in need of some updating with ample off road parking and good size rear garden. No forward chain.

- Entrance hallway with meter cupboard and space for cloaks
- Good size kitchen/breakfast room in need of some modernisation with pantry cupboard and wall mounted boiler, base cupboards and sink
- Outer lobby area with space for appliances and storage cupboard, door to cloakroom and door to garden
- Cloakroom with high level flush WC
- Three bedrooms
- Bathroom with bath, wash hand basin and separate WC
- Double glazing and gas heating
- Outside: Ample off road parking for a number of cars. Front garden has mature shrubs and flowers. The rear garden is of a good size with part lawn area and flower/shrub borders

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.

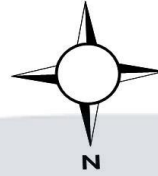
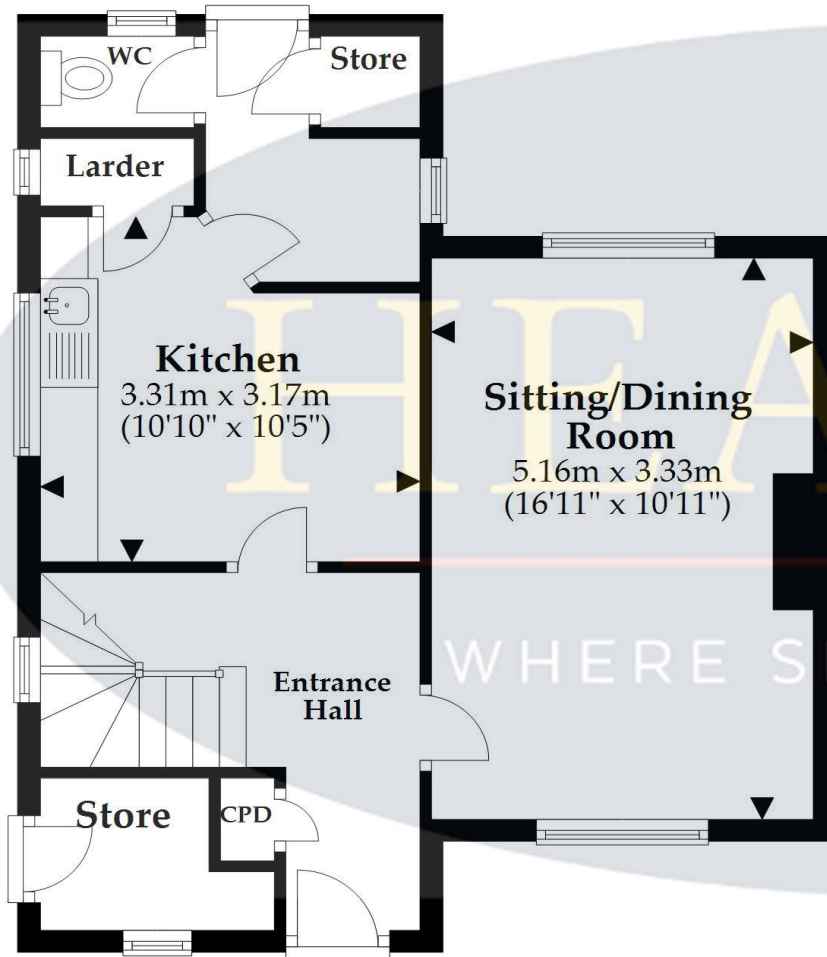
COUNCIL TAX BAND: C EPC RATING: C



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.

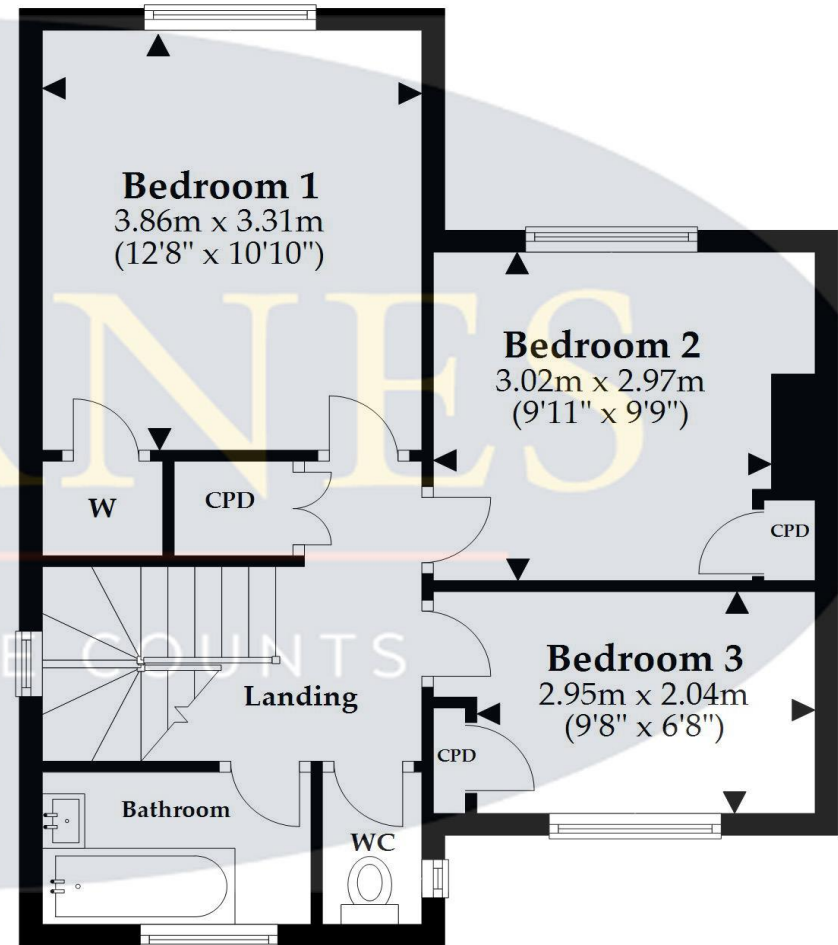
Ground Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



Total area: approx. 89.8 sq. metres (966.4 sq. feet)

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



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