



**Wimborne
Dorset, BH21 2AJ**

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FREEHOLD PRICE £350,000

A deceptively spacious three bedroom terrace home with storage garage and off-road parking situated in a cul-de-sac location within a mile of the town centre. NO FORWARD CHAIN.

- Large entrance porch
- Entrance hallway with storage cupboard
- Modern downstairs cloakroom with vanity unit, wash hand basin and WC
- Spacious sitting/dining room enjoying a dual aspect
- Kitchen with range of base and eye level units with drawers and complementary worktops, inset hob with electric oven below and extractor fan over, space for washing machine with rear aspect and door to garden
- Three good size bedrooms
- Large bathroom with bath and electric shower over, pedestal wash hand basin and WC and airing cupboard
- Double glazing and gas heating with feature wood effect flooring in porch, hallway and kitchen
- Outside: Off road parking leads to storage garage housing gas boiler. The front garden is laid to lawn with established hedging. The rear garden has a patio area leading to lawn with further area to the rear, enclosed by panel fencing and pedestrian gate

The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within 1 mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

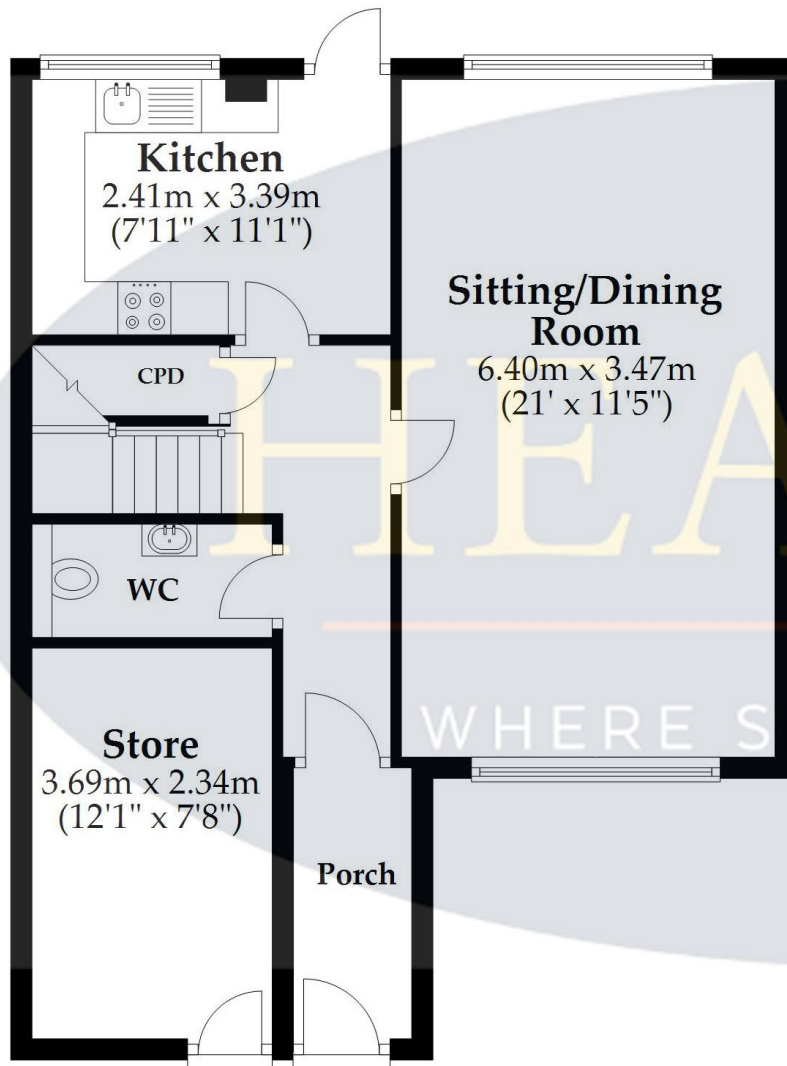
EPC RATING: D COUNCIL TAX BAND: C

AGENTS NOTES: 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. 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.



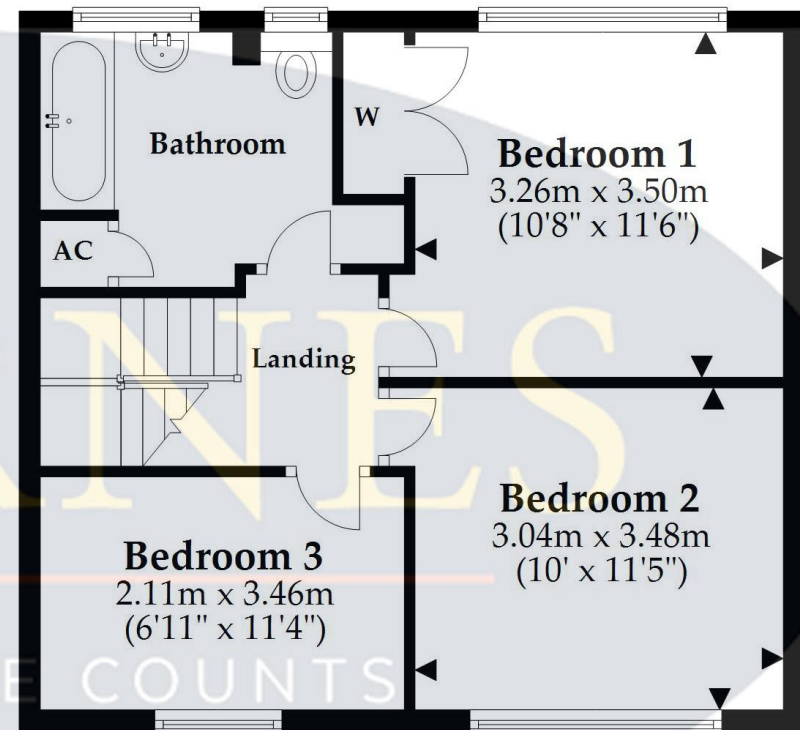
Ground Floor

Approx. 54.7 sq. metres (589.1 sq. feet)



First Floor

Approx. 44.7 sq. metres (480.7 sq. feet)



Total area: approx. 99.4 sq. metres (1069.8 sq. feet)

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



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