



Wimborne
Dorset, BH21 1BW

Wimborne, Dorset, BH21 1BW

FREEHOLD PRICE £240,000

A well presented character two bedroom semi detached home with modern kitchen, shower room and cloakroom with good size private patio.

- Sought after location with easy walking distance of the town and river Stour
- Generous size tiled entrance hall with modern white cloakroom
- Sitting room enjoying a front aspect
- Spacious kitchen/breakfast room with built in oven, hob, fridge/freezer and space for appliances, table and chairs. Door leading to private patio
- Worcester Bosch combi-boiler, maintained annually
- Spacious first floor landing with recess for desk or additional wardrobe
- Two good size bedrooms
- Modern shower room with tiled flooring and heated towel rail
- Private patio area enclosed by panelled fencing
- Within catchment of excellent local schools

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 easy walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

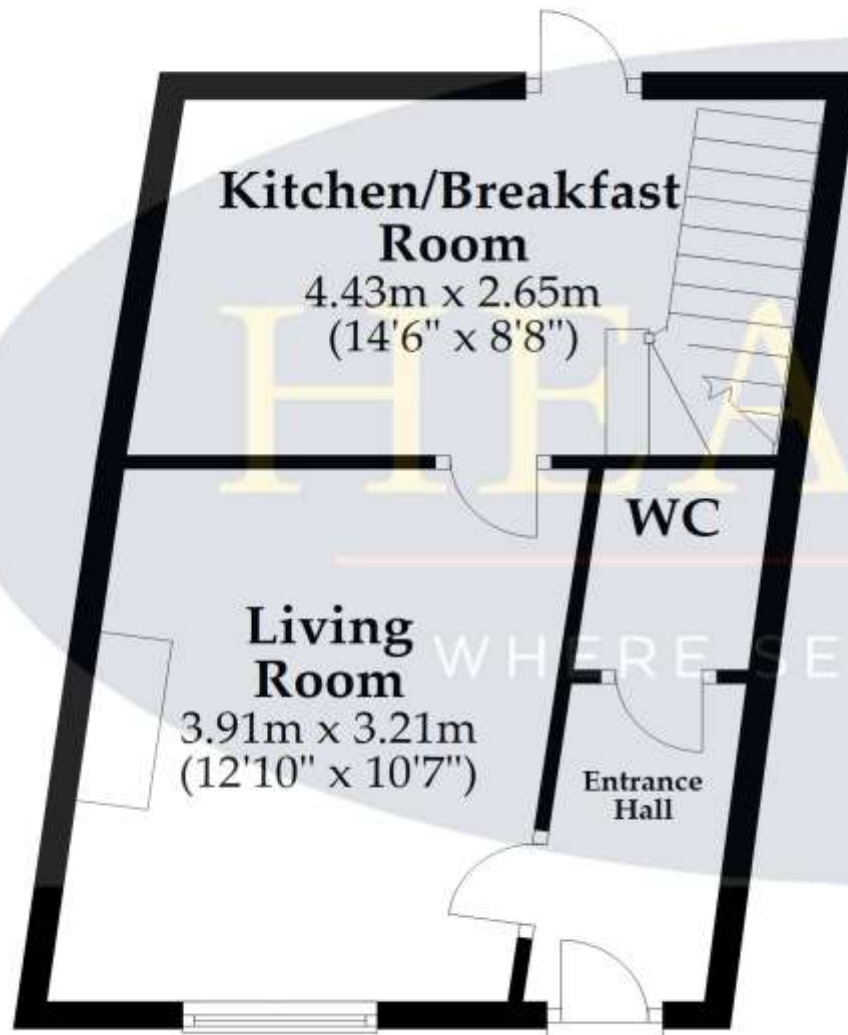
COUNCIL TAX BAND: C EPC RATING: C

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



Kitchen/Breakfast Room

4.43m x 2.65m
(14'6" x 8'8")

Living Room

3.91m x 3.21m
(12'10" x 10'7")

WC

Entrance Hall

First Floor



Bedroom 2

2.69m x 2.62m
(8'10" x 8'7")


Landing

Bathroom

Bedroom 1

4.68m x 2.58m
(15'4" x 8'6")

Total Floor Area: approx 56.7 sq.metres (610 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

