



**HEARNES**

WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 2EP**



# Wimborne, Dorset, BH21 2EP

## FREEHOLD PRICE GUIDE: £300,000 - £325,000

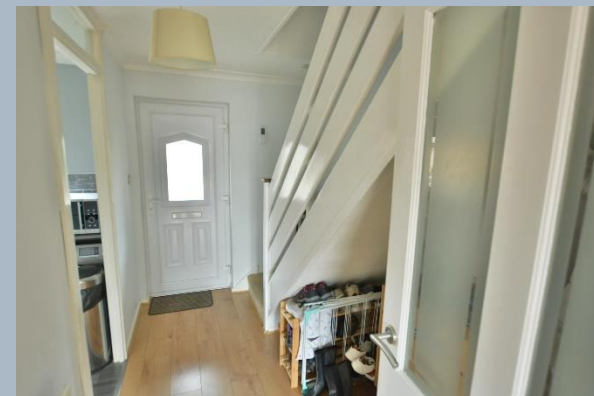
A well presented end of terrace home with two good size bedrooms and sitting room with access to rear garden situated in a popular location close to Wimborne town centre.

- Canopied entrance porch with store cupboard
- Entrance hall with understairs storage area
- Kitchen with front aspect and good range of floor and wall units with complementary worktops and space for appliances
- Sitting room with picture window and casement door to rear garden
- Landing with loft hatch with ladder access to loft which is part boarded. Combi boiler in loft
- Two good size bedrooms both with fitted wardrobes
- Bathroom with white three piece suite and part tiled walls
- Outside: Enclosed front garden with variety of shrubs and plants, low brick walling. The rear garden is paved for easy maintenance, timber garden shed, summerhouse and rear entrance gate leading to communal parking area
- UPVC double glazed doors and windows and gas central heating

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: B EPC RATING: C

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

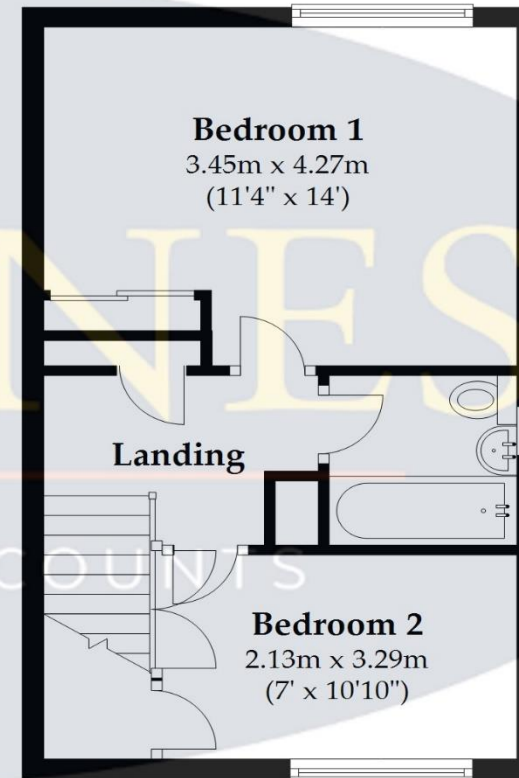
## Ground Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



## First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)



Total area: approx. 67.8 sq. metres (729.5 sq. feet)  LJT SURVEYING

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: [wimborne@hearnes.com](mailto:wimborne@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD



