



HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1AU**

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FREEHOLD PRICE £350,000

A well presented and deceptively spacious three-bedroom mid terrace home with modern kitchen and bathroom. The property enjoys a sought-after location within walking distance of the town and the River Stour as well as the catchment area of excellent local schools.

- Large entrance porch with space for cloaks and cupboard housing gas and electric meter
- Spacious sitting /dining room with feature fireplace with inset gas coal effect fire, storage cupboard
- Inner hallway to kitchen and modern cloakroom with white suite and ample storage cupboards
- Kitchen with a range of base and eye level units and fully integrated appliances
- Sun conservatory with patio door to garden
- Three good size bedrooms
- Main and bedroom two with fitted wardrobes
- Fully tiled modern family bathroom with electric shower over bath
- Double glazed and gas heating
- Attractive front garden with tree, shrubs and flower borders with pathway leading to entrance
- Outside: Low maintenance front garden. Rear garden has a number of patio areas which are tiered with an abundance of flower and shrub borders enclosed by panel fencing
- Rear access gate to garage in block

The location of the property combines the advantage of town centre with easy access to open countryside and the River Stour nearby. Wimborne town centre is within easy walking distance where a number of shops, restaurants, public houses and the popular Tivoli Theatre.

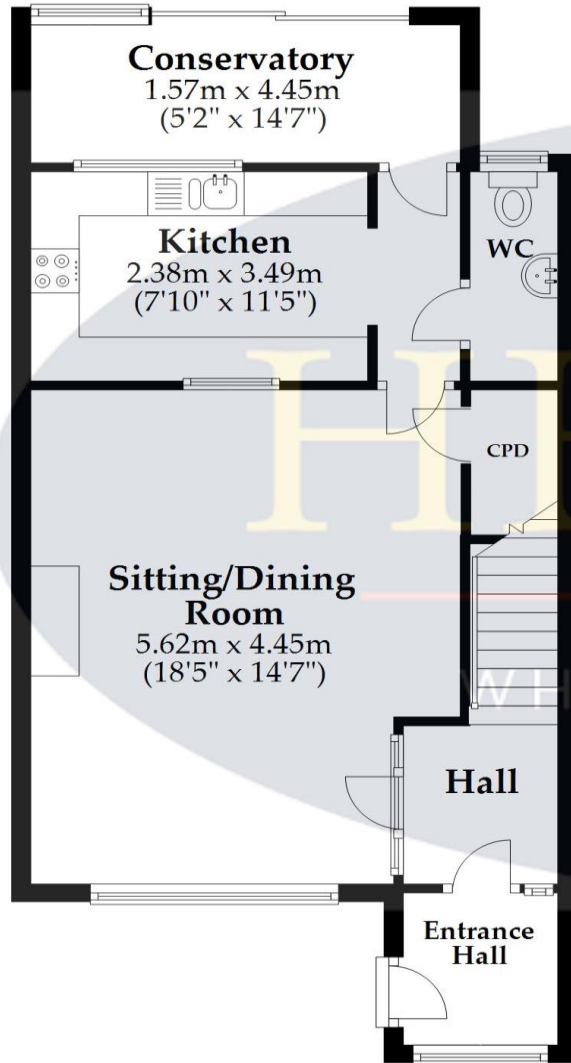
COUNCIL TAX BAND: C EPC RATING: C

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.



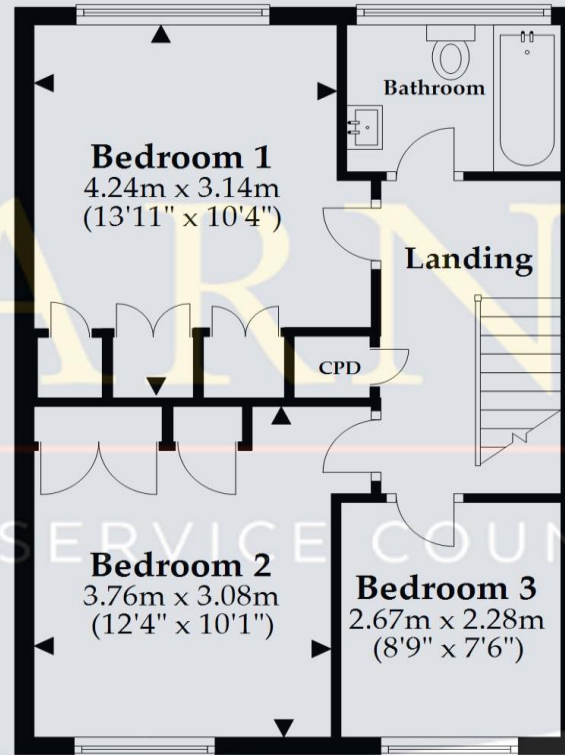
Ground Floor

Approx. 54.6 sq. metres (587.6 sq. feet)



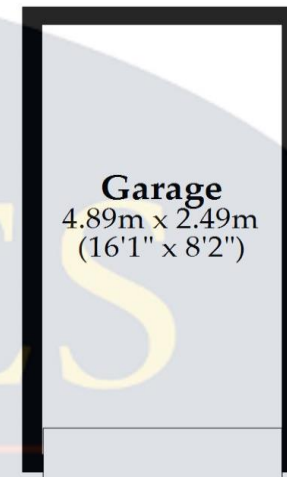
First Floor

Approx. 44.6 sq. metres (479.8 sq. feet)



Garage

Approx. 12.2 sq. metres (131.1 sq. feet)



Total area: approx. 111.3 sq. metres (1198.4 sq. feet)

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



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