



Wimborne
Dorset, BH21 2AJ

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FREEHOLD PRICE: £350,000

A deceptively spacious, extended three bedroom end of terrace home with storage garage and off road parking situated in a cul de sac location within a mile of the town centre.

- Entrance porch with security light
- Entrance hallway with large under stairs storage cupboard
- Downstairs shower room with corner shower cubicle, wash hand basin, WC, heated ladder style towel rail, fully tiled walls and floor
- Spacious, extended sitting/dining room enjoying a dual aspect with patio door to garden
- Extended kitchen/breakfast room with range of base and eye level units and worktops, inset gas hob with extractor fan over, adjacent electric oven and grill, space for washing machine and dishwasher, breakfast bar, rear window and door to garden
- Three good size bedrooms, bedroom one and two with built in wardrobes and bedroom three/study with built in furniture
- Fully tiled family bathroom with bath and electric shower over, wash hand basin with fitted cupboard, WC and ladder style heated towel rail
- Double glazing and gas heating
- Outside: Front garden laid to shingle with mature shrub and rose bushes, off road parking leading to storage garage, side access with gate to rear garden. Rear garden has a small patio area with steps leading to further decking area with flower and shrub borders and to the rear a garden shed/summerhouse, enclosed by panelled fencing with rear pedestrian gate

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

COUNCIL TAX BAND: C EPC RATING: C

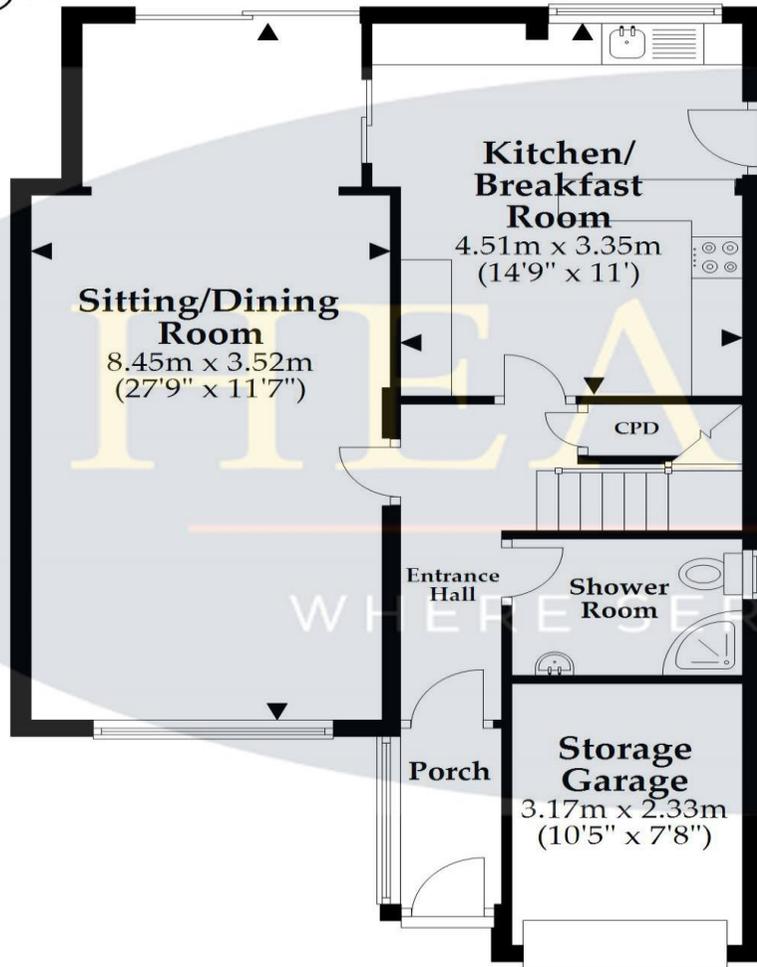
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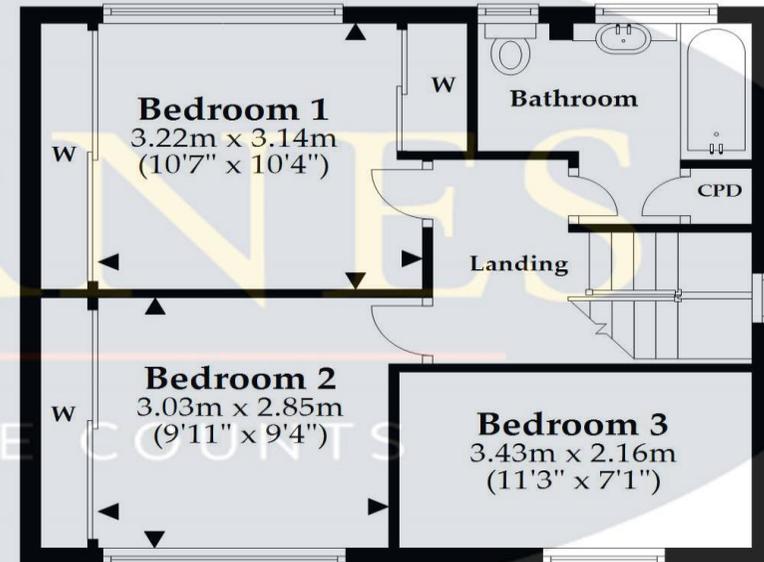
Ground Floor

Approx. 66.5 sq. metres (716.1 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



Total area: approx. 110.7 sq. metres (1191.6 sq. feet)

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



