

*Local expertise with powerful national marketing*

**EDWARDS**  
ESTATE AGENTS

**SHEPPARDS FIELD**

WIMBORNE, DORSET BH21 1PX



# GUIDE PRICE £310,000

- END TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- WELL PROPORTIONED LOUNGE/DINING ROOM
- KITCHEN
- BATHROOM AND ENSUITE + CLOAKROOM
- LEVEL WALK TO TOWN
- PRIVATE REAR GARDEN

This well presented, two double bedroom end of terrace home is conveniently located with local amenities including Doctor Surgery, Supermarket and Petrol Station nearby and just a short level walk to the thriving town centre and the many amenities available.

Accommodation includes a well proportioned, lounge/dining room with feature exposed brick fireplace and patio doors leading out to the private rear garden. The kitchen is fitted with a range of base and wall units with under counter space for free standing white goods and a cloakroom is located close to the stairs in the hallway.

Both bedrooms have generous built-in storage and bedroom one has the benefit of an ensuite shower room, whilst the main bathroom is fitted with a classic suite including bath, WC and wash hand basin.

The current owner rents a garage nearby at a nominal fee.

EPC: D

Council Tax Band: D

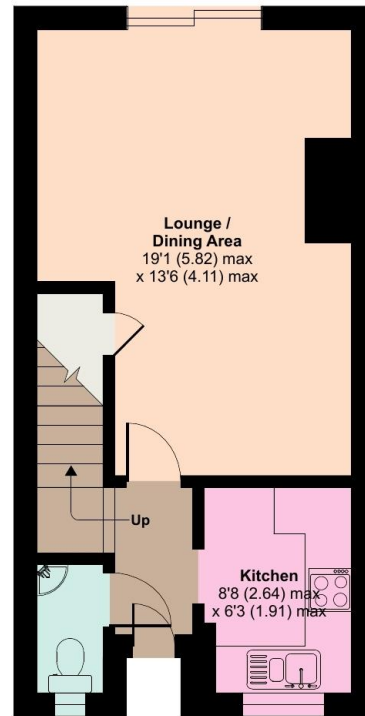


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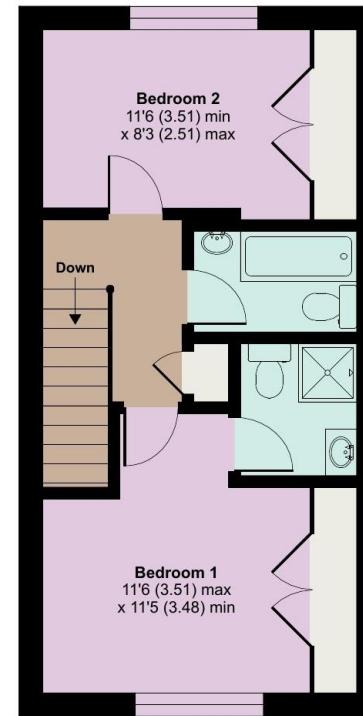
## Sheppards Field, Wimborne, BH21e

Approximate Area = 747 sq ft / 69.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhcom 2022. Produced for Edwards Estates Ltd. REF: 901945



## Wimborne Sales Office

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