



EDWARDS  
ESTATE AGENTS

LEWENS LANE  
WIMBORNE, BH21 1LE







# GUIDE PRICE £335,000

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- IDEAL FIRST HOME OR INVESTMENT
- EXTENSIVELY REFURBISHED THROUGHOUT
- STYLISHLY PRESENTED
- MID TERRACE HOUSE
- 2 DOUBLE BEDROOMS
- SITTING ROOM
- OPEN PLAN DINING/KITCHEN/GARDEN ROOM
- GROUND FLOOR CLOAKROOM
- FIRST FLOOR SHOWER ROOM
- PRIVATE REAR GARDEN

A low maintenance front garden leads to the front door of the property which opens directly to the living room with feature exposed brick fireplace. Hard flooring is laid throughout the ground floor, and décor is of a neutral palette giving a light and airy ambience.

The open plan kitchen/dining room provides ample space for entertaining with patio doors to the rear opening to the private rear garden and a skylight window in the dining area provides plenty of natural light. A separate utility room is located off the kitchen, with further access to a ground floor cloakroom.

The two double bedrooms on the first floor are served by a modern shower room.



The rear garden enjoys a good degree of privacy and is laid mainly to lawn with gravel path leading to a paved patio towards the rear of the plot and a garden shed.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: C

Tenure: Freehold

Rights and Restrictions: There is access through the pathway behind the neighbour's garage for bins, bikes & large items, but not for everyday use

Flood Risk: Low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Off road parking

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





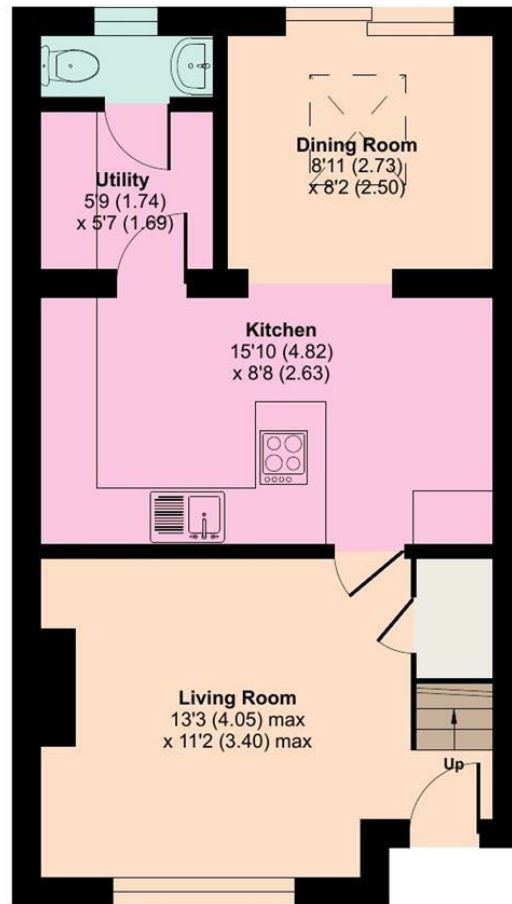
## Lewens Lane, Wimborne, BH21

Approximate Area = 754 sq ft / 70 sq m

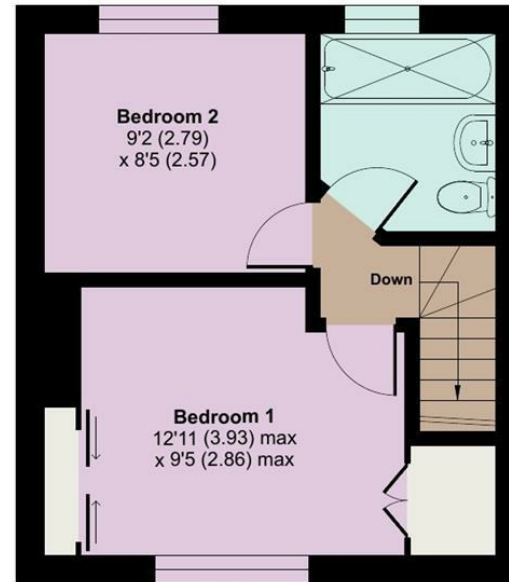
Outbuilding = 30 sq ft / 2.7 sq m

Total = 784 sq ft / 72.7 sq m

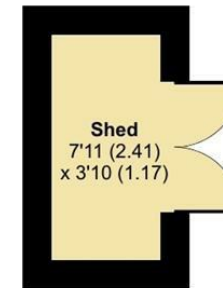
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2023. Produced for Edwards Estates Ltd. REF: 1382200



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



## Ferndown Office

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