

EDWARDS
ESTATE AGENTS



LEWENS LANE
WIMBORNE, BH21 1LE



GUIDE PRICE £335,000

- 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: Street parking permit not required

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



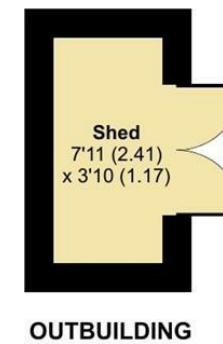
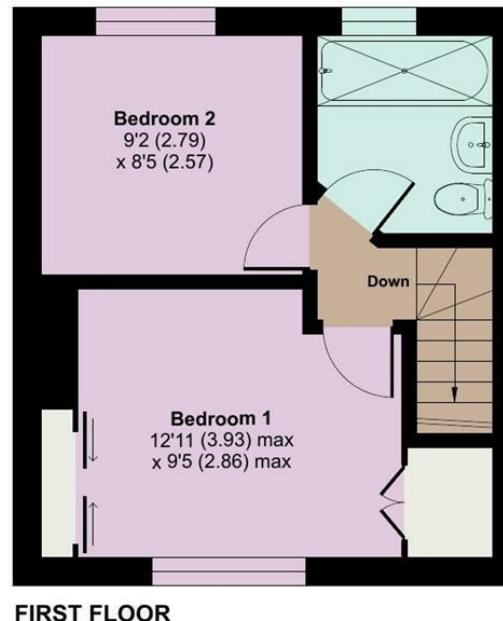
Lewens Lane, Wimborne, BH21

Approximate Area = 754 sq ft / 70 sq m

Outbuilding = 30 sq ft / 2.7 sq m

Total = 784 sq ft / 72.7 sq m

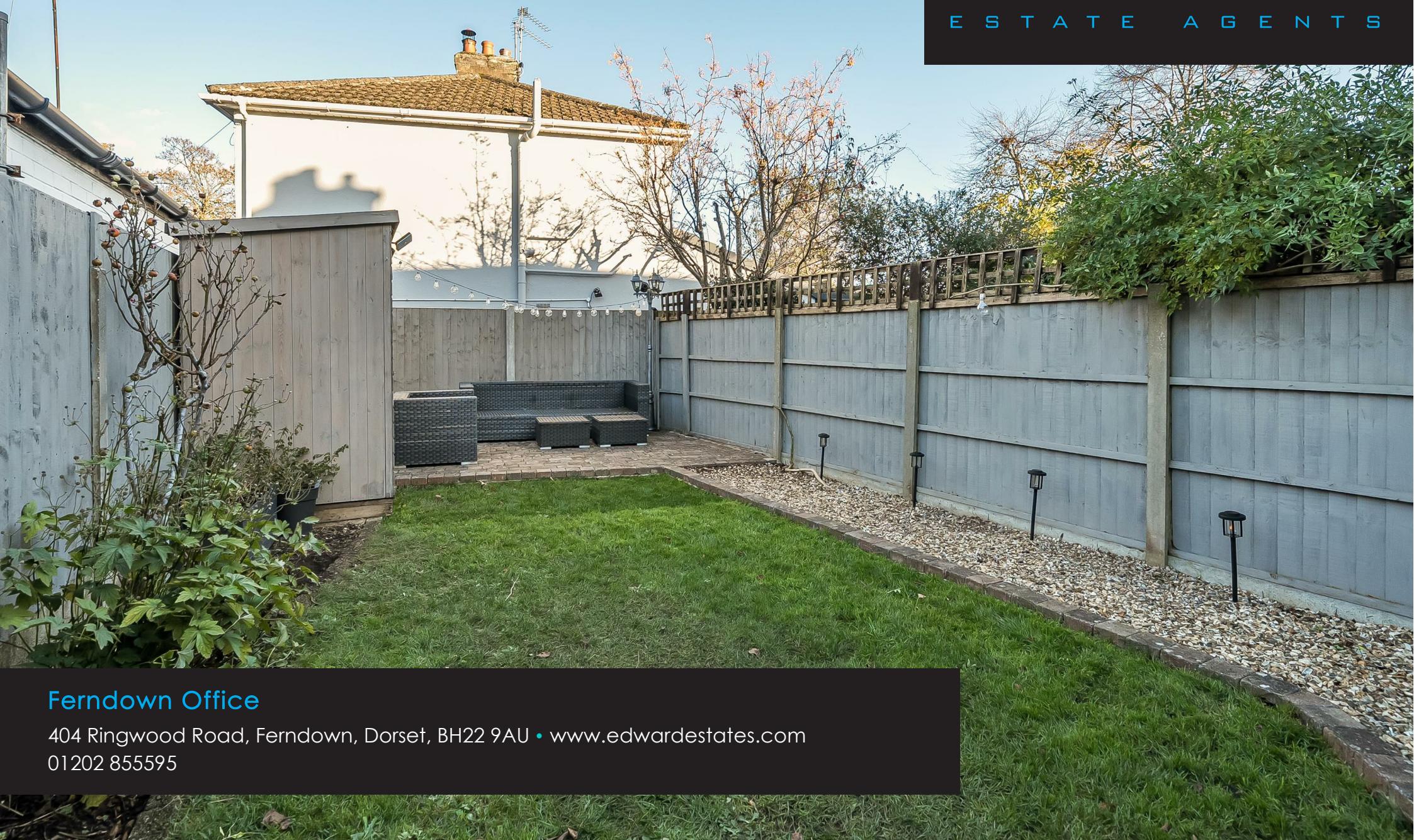
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2023.
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Ferndown Office

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