

FOR SALE

**Wimborne
Dorset, BH21 1GP**

HEARNES
WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1GP

FREEHOLD PRICE: £395,000

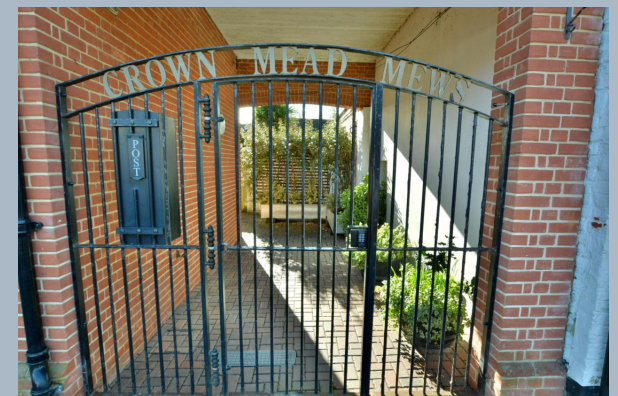
An immaculately presented and deceptively spacious two double bedroom, two bathroom town house situated in the heart of the town. NO FORWARD CHAIN.

- Private secure gated development built in 2015
- Wrought iron lockable gates provide access to covered walkway leading to the house
- Superb kitchen/dining room with range of base and eye level units and pan drawers, inset gas hob with extractor fan over, electric oven, built in fridge freezer and integrated washing machine and dishwasher, space for table and chairs, front aspect window and front door
- Large inner hallway with understairs storage cupboard and cloakroom with wash hand basin and WC
- Spacious sitting room with French doors leading to patio walled garden
- Two exceptionally large bedrooms. Main bedroom with views over Millstream and en suite bathroom with white three piece suite, wash hand basin with storage cupboard below, enclosed WC, ladder style towel rail, shaver point, fully tiled walls and flooring, velux window
- Bedroom two with view across the roof tops and top of the Minster, en suite shower room with shower cubicle, wash hand basin and WC, ladder style heated towel rail, shaver point, fully tiled walls and flooring, velux window
- Double glazing and gas heating with under floor heating to ground floor
- There is no parking but residents permit for the local public car parks can be obtained from Dorset Council
- Outside: Small front garden with brick paviour pathway and shingle area with low level Laurel hedging. Rear garden has paved patio enclosed by brick curved walling
- Convenient town centre location

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne Square is within a stone's throw and the town offers a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: B

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

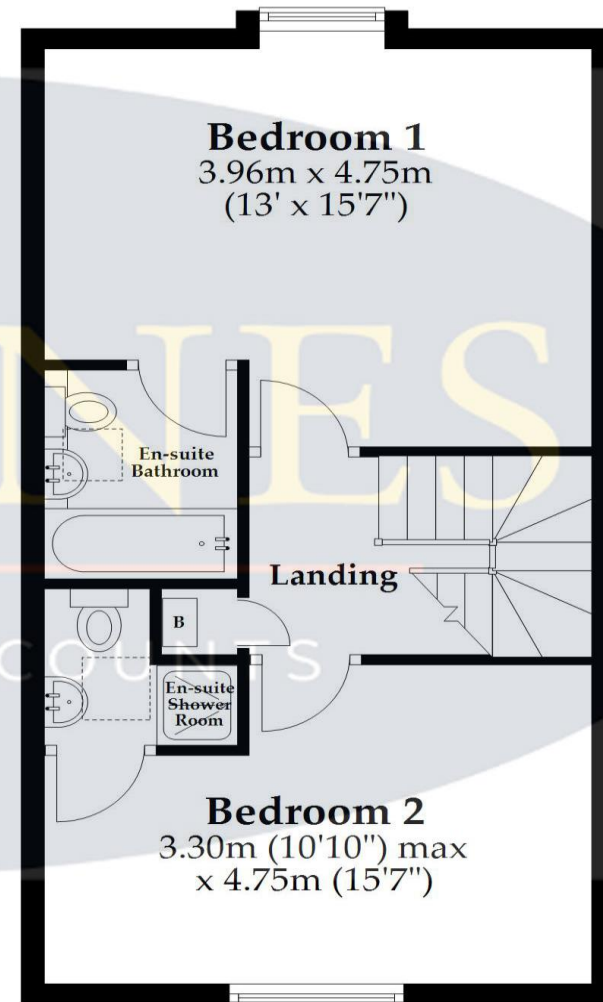
Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 90.5 sq. metres (974.2 sq. feet)

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



LJT SURVEYING





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