

# HEARNES

WHERE SERVICE COUNTS



**Wimborne  
Dorset, BH21 2FS**

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## FREEHOLD PRICE: £340,000

An attractive and well presented two bedroom semi detached home on a small sought after development enjoying easy access to scenic river walks and By the Way Field.

- Built by well known local building company Wyatt Homes
- Remaining ten year warranty
- Entrance hallway and cloakroom with wash hand basin and WC
- Sitting/dining room with large storage cupboard with window and door to garden
- Modern fitted kitchen with base and eye level units and drawers with complementary worktops, inset electric hob and oven below and extractor fan over, space for appliances, front aspect window
- Two good size bedrooms
- Modern bathroom with white three piece suite with shower over bath, shaver point and light
- Double glazing and gas heating
- Outside: Front garden with small lawn area and tarmac driveway giving off road parking. The rear garden has a patio leading to the lawn area, enclosed by panel fencing

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

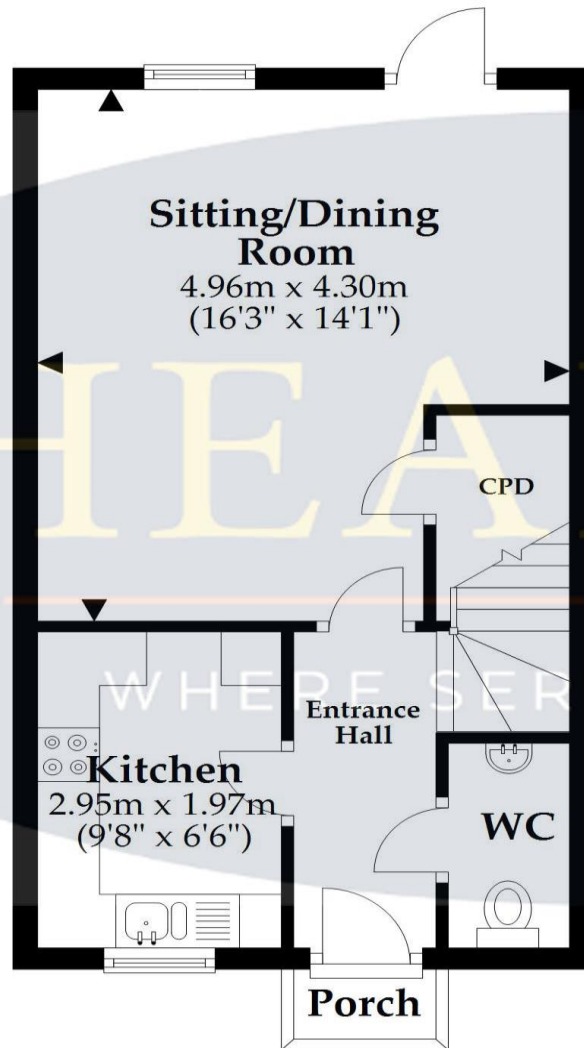
COUNCIL TAX BAND: C EPC RATING: B

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.



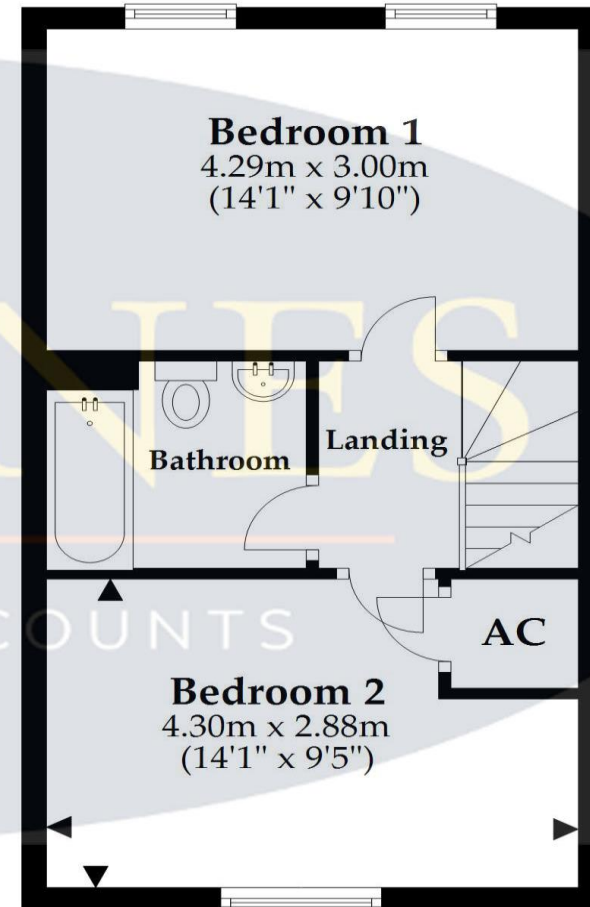
## Ground Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



## First Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



Total area: approx. 68.9 sq. metres (741.7 sq. feet)

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



