



HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 2DH



# Wimborne, Dorset, BH21 2DH

## FREEHOLD PRICE: Offers over £400,000

A deceptively spacious 1930's three bedroom detached bungalow with generous size kitchen/diner, separate sitting room, garage and private rear garden set back from the road.

- Entrance porch ideal for coats and shoes
- Entrance hall with high ceiling
- Generous size kitchen/diner with a range of wooden units and complementary worktops, double oven, ceramic hob with space for fridge freezer and washing machine
- Sitting room with front aspect, bay window and feature fireplace
- Separate conservatory style utility room with side access to garden
- Three bedrooms, two double bedrooms and a generous size single, bedroom two with fitted wardrobes
- Modern fitted shower room with walk in shower, wash hand basin set into a vanity unit and WC
- Landscaped rear garden with patio ideal for al fresco dining, lawn and large range of shrubs and an apple tree. Good size front garden with ample off road parking and access to garage

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

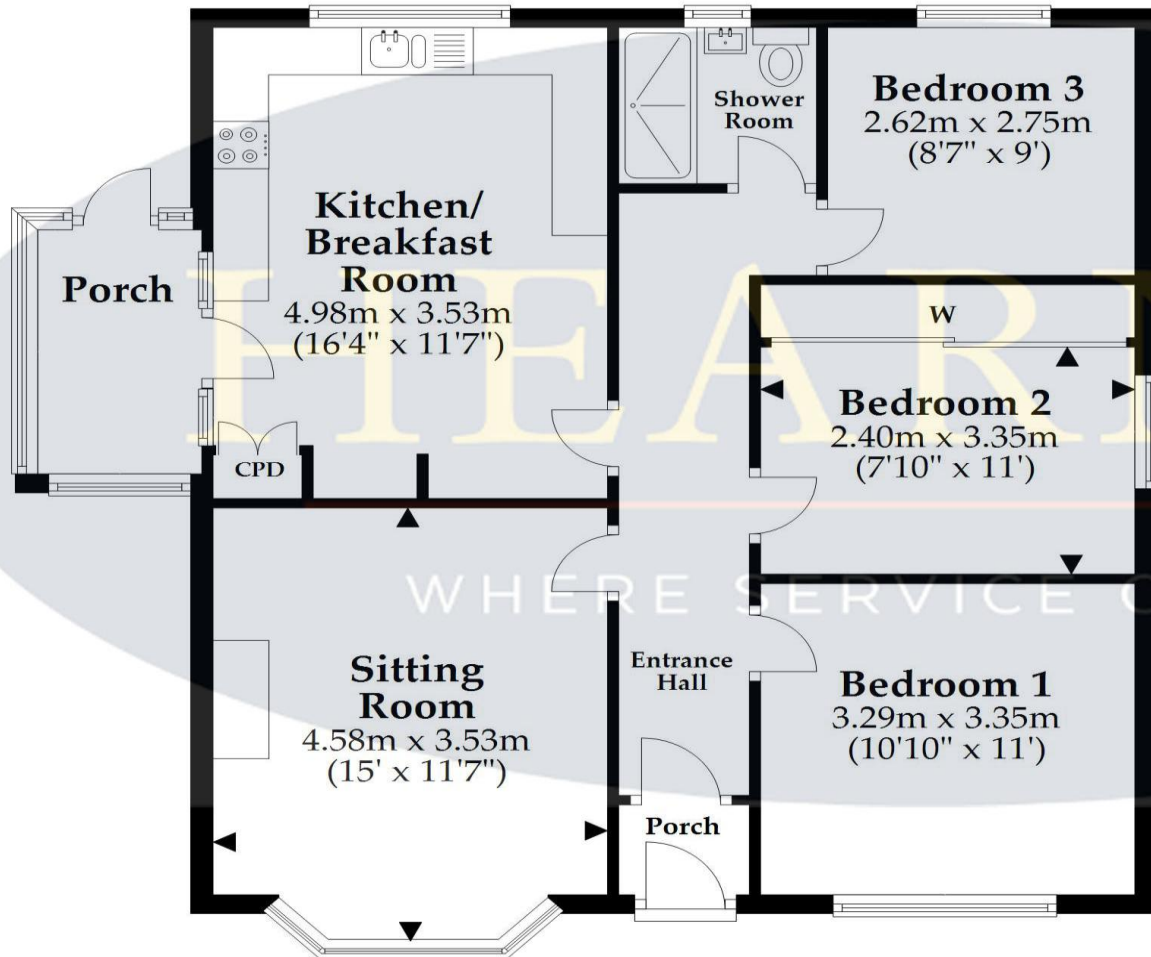
COUNCIL TAX BAND: D     EPC RATING: D

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.



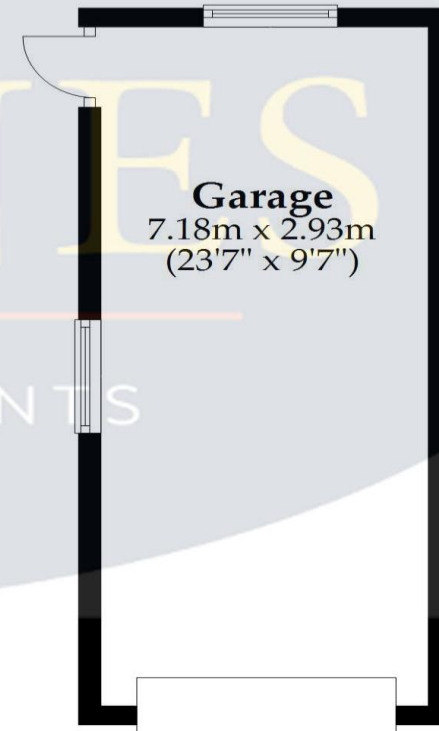
# Ground Floor

Approx. 79.7 sq. metres (857.8 sq. feet)



## Garage

Approx. 21.0 sq. metres (226.4 sq. feet)



Total area: approx. 100.7 sq. metres (1084.2 sq. feet)

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





