

# HEARNES

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Wimborne  
Dorset, BH21 1LA

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# Wimborne, Dorset, BH21 1LA

## FREEHOLD PRICE: £250,000

A one bedroom Grade II Listed character home with modern kitchen/living area and stylish bathroom situated in the heart of the town. NO FORWARD CHAIN.

- Open plan living area/kitchen
- Kitchen with range of base and eye level units with complementary worktops, inset hob and electric oven below and extractor fan over
- Living area with wood flooring, feature beams and large inglenook alcove
- Stairs from living area to first floor landing
- Double bedroom with front aspect window
- Stylish bathroom with free standing roll top bath, wash hand basin and WC
- Town centre location within a stone's throw of the Square
- Character features throughout
- Ideal for first time buyer or investment buyer
- There is no parking but residents permit for the local public car parks can be obtained from Dorset Council

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 within easy walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

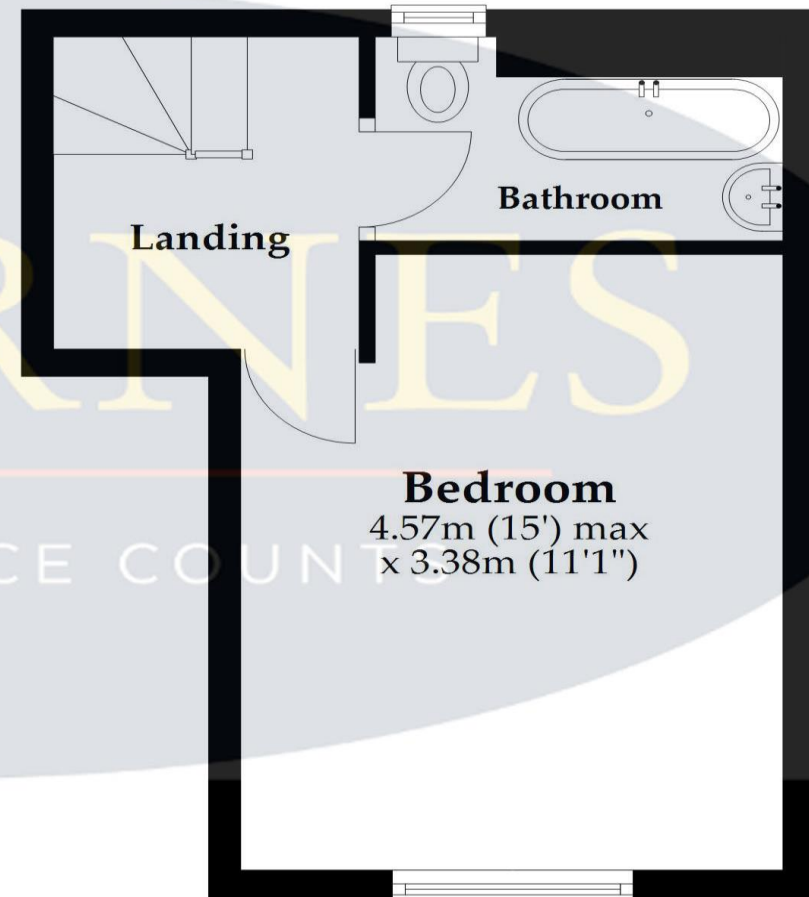
## Ground Floor

Approx. 23.1 sq. metres (249.0 sq. feet)



## First Floor

Approx. 23.0 sq. metres (247.5 sq. feet)



**Total area: approx. 46.1 sq. metres (496.6 sq. feet)**

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

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