



HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 1BJ

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FREEHOLD PRICE: £325,000

A two double bedroom semi detached home in need of modernisation with off road parking in a sought after location and within walking distance of the town centre. NO FORWARD CHAIN.

- Entrance hallway leading to sitting room
- Good size sitting room with inset gas fire (not tested) and front aspect window
- Separate dining room with storage cupboard and rear aspect window
- Kitchen with range of base and eye level units and space for appliances, door to garden
- Inner lobby housing gas boiler and door off to cloakroom with wash hand basin and WC
- First floor landing leading to walk in storage cupboard
- Two double bedrooms
- Large shower room with corner shower cubicle, wash hand basin and WC
- Double glazing and gas heating
- Outside: Front shingle and walled garden with brick paviour driveway with electric up and over door leading to car port. The rear garden is laid to patio with garden shed

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

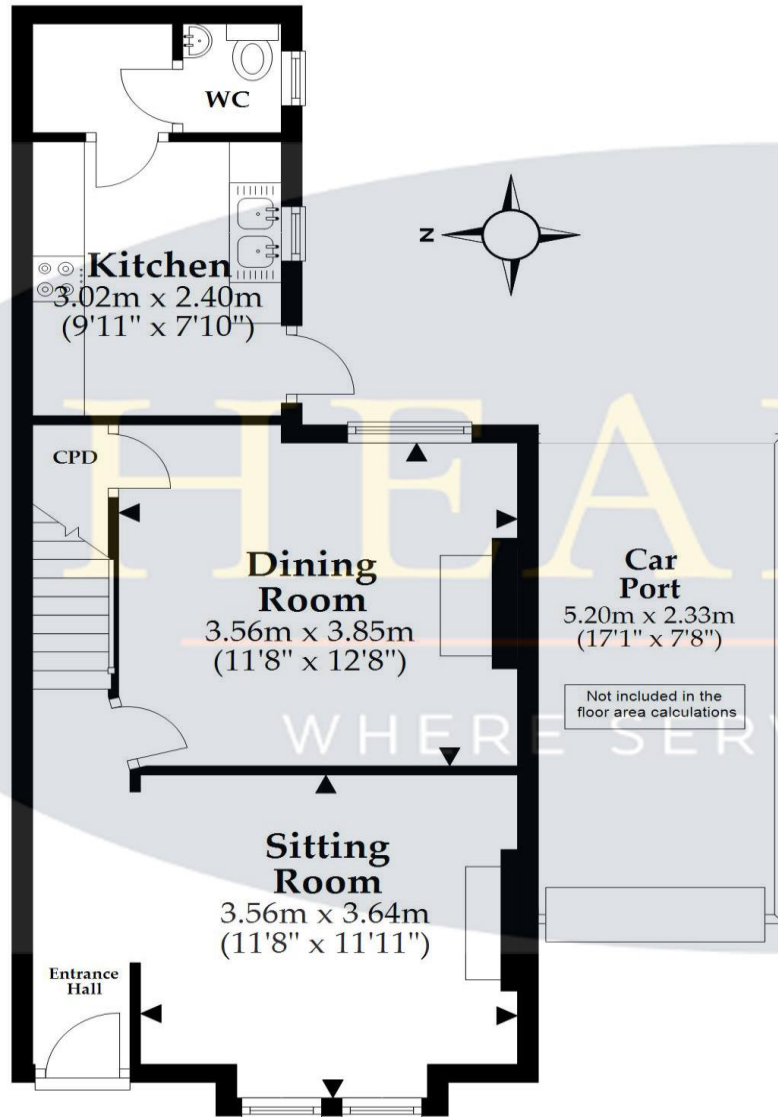
COUNCIL TAX BAND: C EPC RATING: D

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.



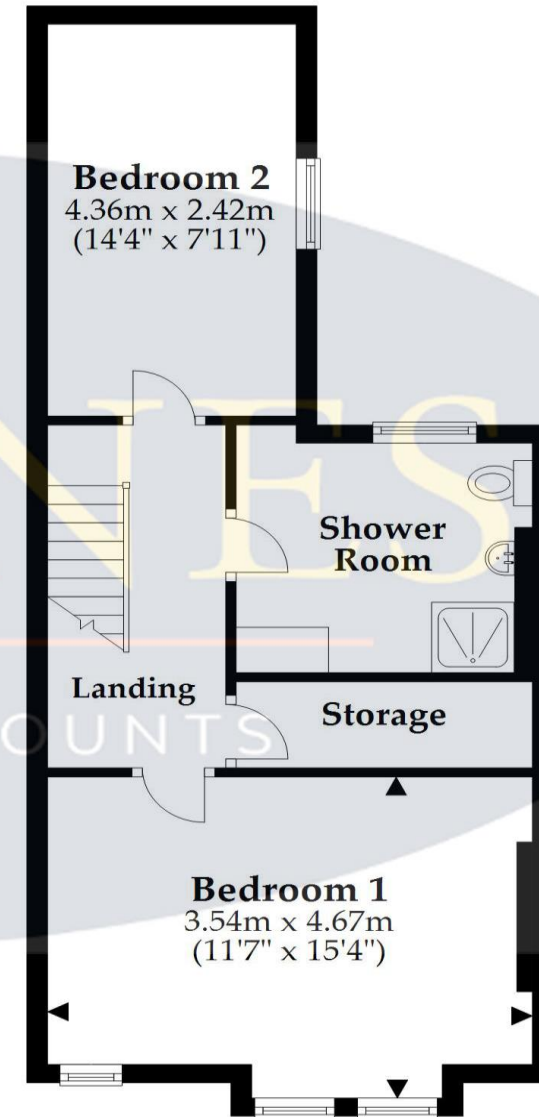
Ground Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 87.8 sq. metres (945.1 sq. feet)

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



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