



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne, Dorset, BH21 1PG**



# Wimborne, Dorset, BH21 1PQ

## FREEHOLD PRICE: £330,000

A spacious three bedroom town house situated in a sought after development in need of some modernisation with courtyard garden and garage opposite the historic Minster church and walking distance of the Square with courtyard garden and garage. NO FORWARD CHAIN.

- Entrance porch leading to entrance hallway with storage cupboard and cloakroom with wash hand basin and WC
- Spacious sitting room with ornamental fireplace and window and French doors to patio garden
- Kitchen/breakfast room with range of base and eye level units with complementary worktops, space for appliances, breakfast bar with space for small table and chairs, storage cupboard and front aspect window
- Three good size bedrooms. Main bedroom with small en suite shower room with shower cubicle and wash hand basin
- Family bathroom with bath, wash hand basin and WC
- Mostly double glazing and gas heating
- Outside: Garage in block (Number 26) with up and over door. Courtyard garden laid to patio with flower, tree and shrub borders
- Maintenance charge: We understand from the vendor is £185 per annum

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.

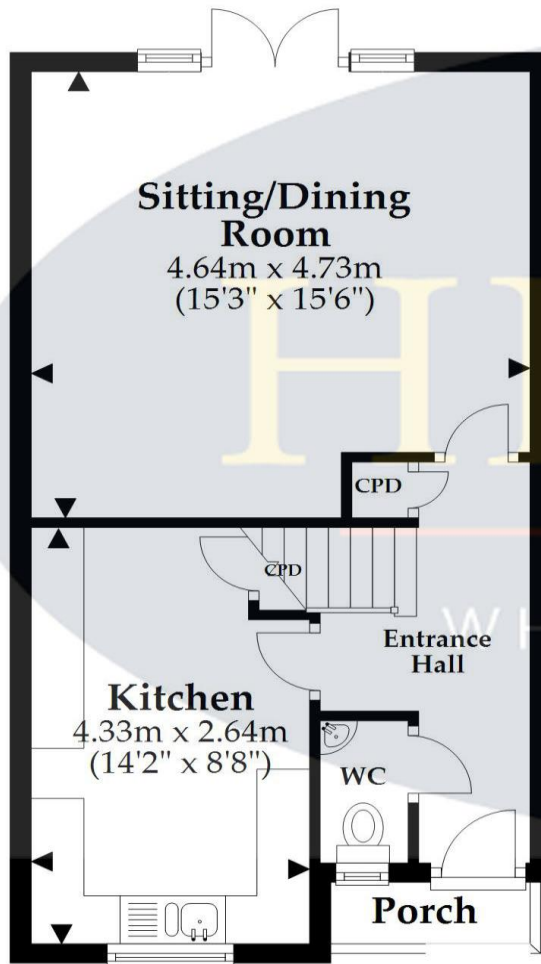
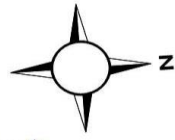
COUNCIL TAX BAND: D EPC RATING: C

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.



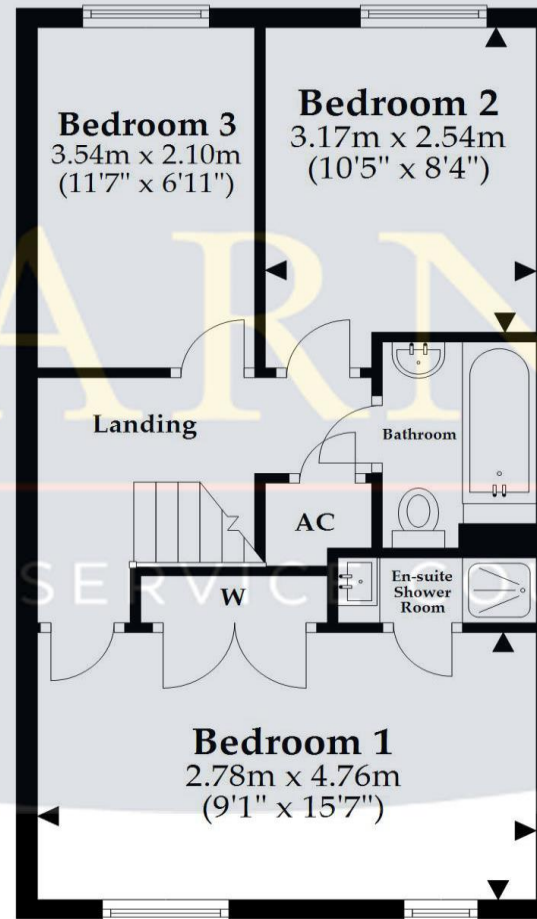
## Ground Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



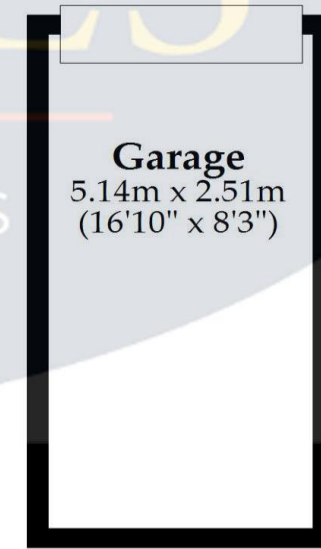
## First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



## Garage

Approx. 12.9 sq. metres (138.9 sq. feet)



Total area: approx. 97.3 sq. metres (1046.9 sq. feet)

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





