



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 1BA**

# Wimborne, Dorset, BH21 1BA

## FREEHOLD PRICE GUIDE: £500,000

A split level detached family home offering four bedrooms, two reception rooms as well as a kitchen/breakfast room in need of modernisation situated on a corner plot with off road parking and garage.

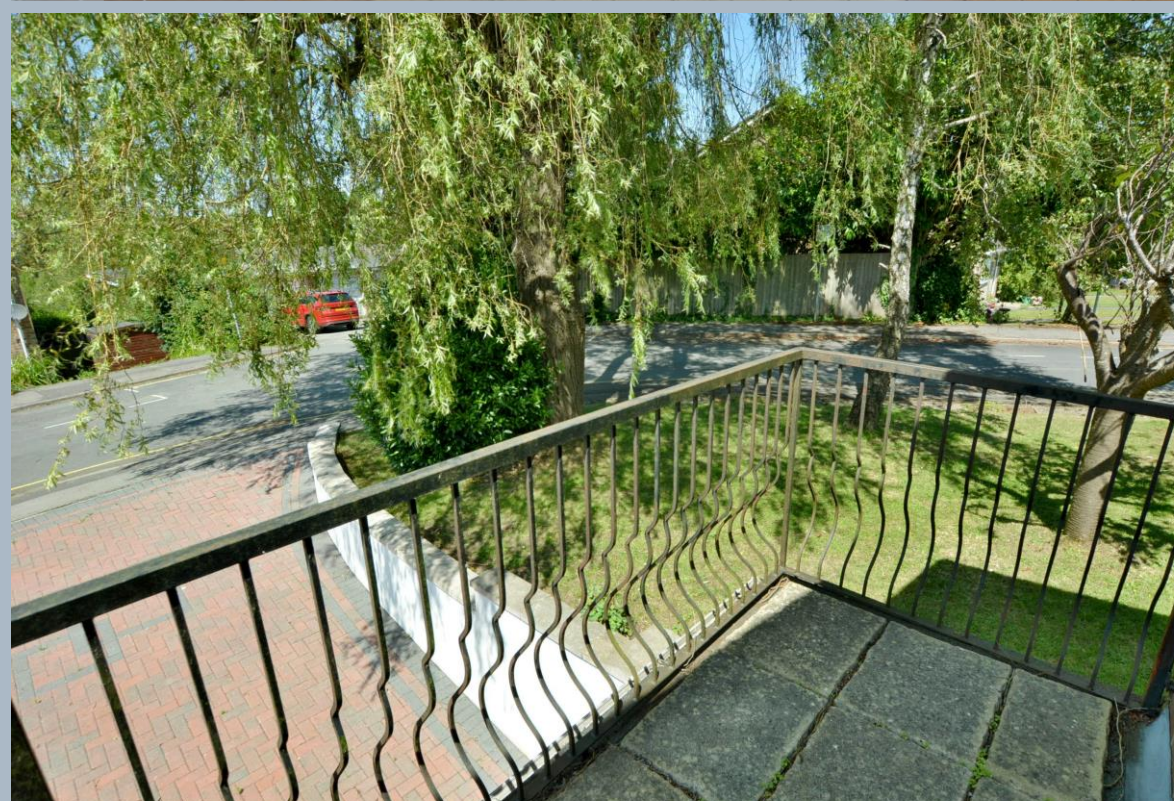
- Large entrance porch leading to entrance hallway
- Spacious sitting room with tiled fireplace and front aspect window
- Separate dining room with French doors leading onto sun balcony and door off to storage room housing the boiler
- Good size kitchen/breakfast room with range of base and eye level units, space for appliances, inset gas hob and adjoining electric oven, rear aspect window and square arch to dining area with further cupboard and space for washing machine, dual aspect and door to garden
- Large main bedroom with built in cupboard and patio door to patio and garden
- Cloakroom with wash hand basin and WC
- Family bathroom
- Three further bedrooms over two floors, bedroom two with en suite shower room and built in wardrobes
- The rooms are situated over four floors – please refer to floorplan
- Outside: The property is situated on a corner plot in a quiet cul de sac location. A brick paviour driveway gives off road parking to the garage. The front and side garden are laid to lawn with flower, tree and shrub borders. The rear garden has a patio area leading to good size lawn with flower, tree and shrub borders enclosed by panel fencing

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: E EPC RATING: D

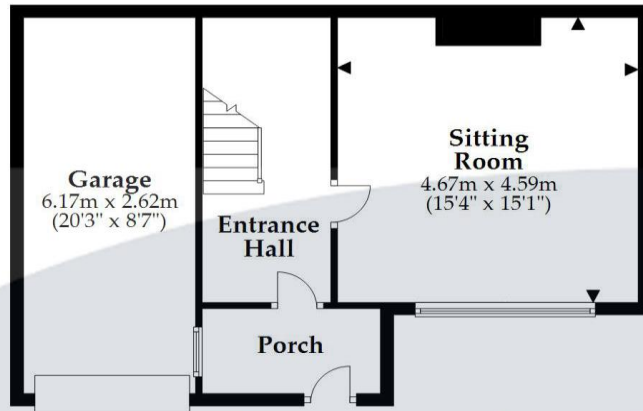
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





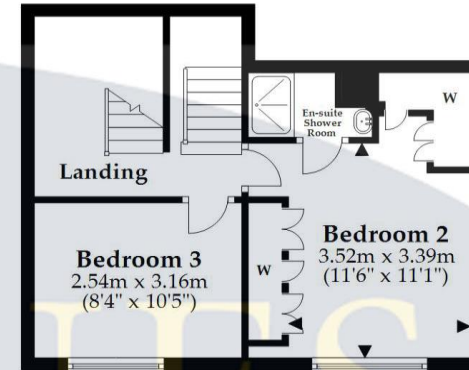
## Ground Floor

Approx. 51.9 sq. metres (559.1 sq. feet)



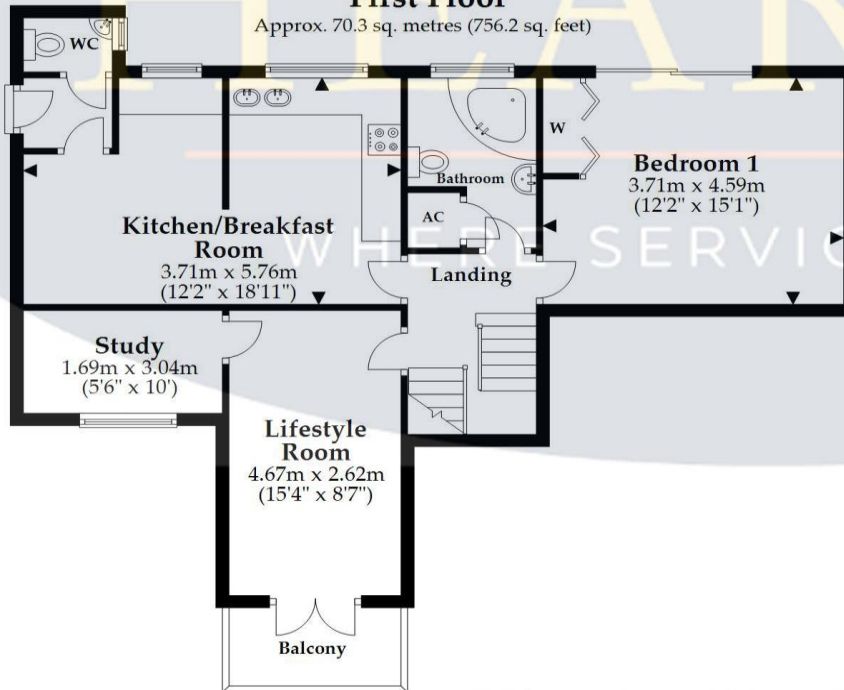
## Second Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



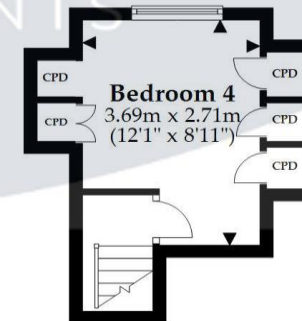
## First Floor

Approx. 70.3 sq. metres (756.2 sq. feet)



## Third Floor

Approx. 13.6 sq. metres (146.7 sq. feet)



Total area: approx. 169.8 sq. metres (1828.0 sq. feet)

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







[www.hearnes.com](http://www.hearnes.com)

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