



Wimborne
Dorset, BH21 4EY

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FREEHOLD PRICE GUIDE: £330,000

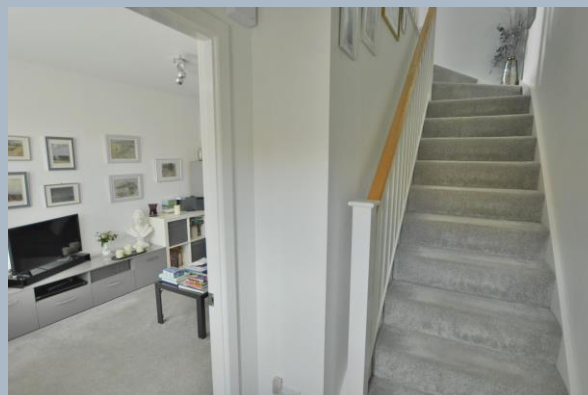
A two double bedroom, two bathroom semi detached home with conservatory and landscaped garden set on the award winning Bloor homes development approximately one mile from the town centre and surrounded by sang land providing walks from the doorstep.

- Entrance area with stairs to first floor landing
- Kitchen/diner with a range of high gloss white units and complimentary worktops with built-in Bosch oven, ceramic hob and extractor hood with space for fridge freezer and dishwasher
- Separate utility area with worktop and space for washing machine
- Cloakroom with wall mounted wash hand basin and WC
- Conservatory with double-glazed floor to ceiling windows and double-glazed roof, French doors opening onto patio
- Sitting room with under stairs storage and feature picture window
- Two double bedrooms both with fitted wardrobes and one with en suite shower room with large shower, pedestal wash hand basin and WC
- Family bathroom with shower over the bath, pedestal wash hand basin and WC
- Outside: Landscaped rear garden with patio ideal for al fresco dining and a high degree of privacy. Off road parking for two cars

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: B

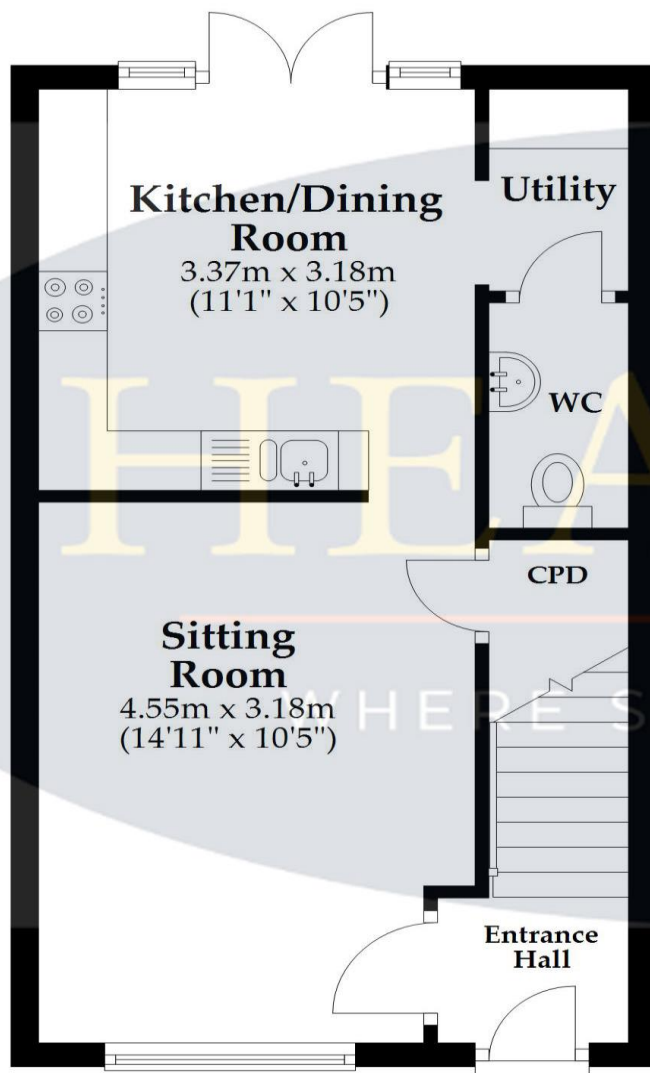
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

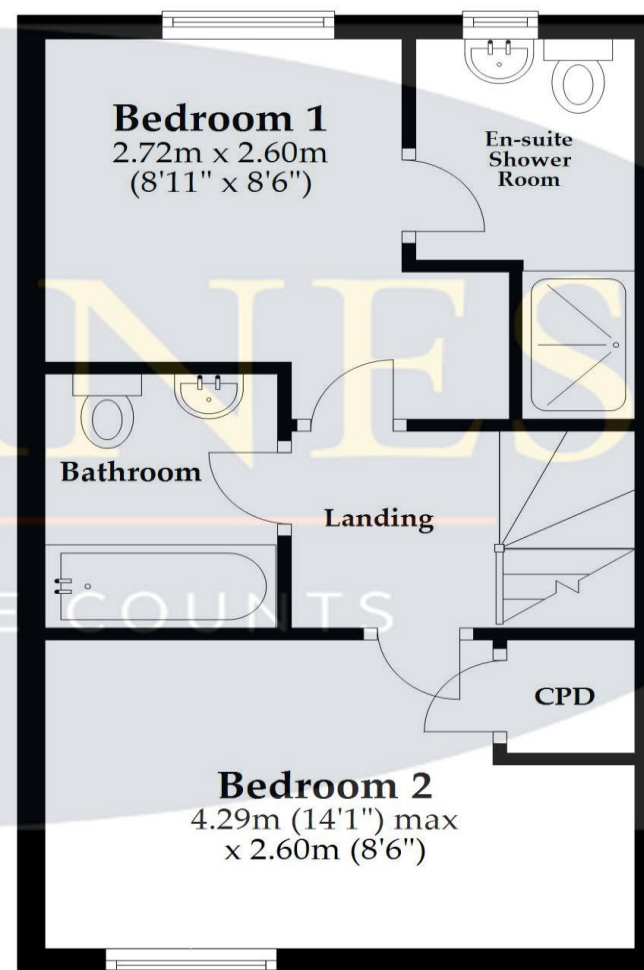
Ground Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



First Floor

Approx. 32.8 sq. metres (352.5 sq. feet)



Total area: approx. 68.0 sq. metres (732.1 sq. feet)

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



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