



**HEARNES**

WHERE SERVICE COUNTS

**Wimborne**  
**Dorset, BH21 1BT**



# Wimborne, Dorset, BH21 1BT

## FREEHOLD PRICE GUIDE: £675,000

A spacious character detached family home offering six bedrooms, two reception rooms and two bathrooms as well as a good size kitchen and utility room. The property is in need of some modernisation and situated on a sizeable plot with ample off road parking for numerous cars. NO FORWARD CHAIN.

- Entrance porch leading to entrance hallway with feature tiled flooring, under stairs storage
- Spacious sitting room with dual aspect and door to garden, feature fireplace with open fire facility
- Large separate dining room with feature fireplace and front aspect window
- Good size kitchen with range of base and eye level units, floor mounted boiler, space for appliances and table and chairs, dual aspect with door to inner lobby and utility room
- Utility room with access to garden
- Ground floor bedroom six with modern large wet room
- Main and second staircase leads to first floor landing
- Five generous size bedrooms
- Family bathroom with white three piece suite
- Mostly double glazed and gas heating
- Many original features
- Outside: Driveway providing ample off road parking for a number of cars. The gardens are well established with lawn area and numerous shrubs, plants and wildlife ponds

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: F      EPC RATING: E

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. 105.3 sq. metres (1133.3 sq. feet)

## First Floor

Approx. 94.1 sq. metres (1013.1 sq. feet)



Total area: approx. 199.4 sq. metres (2146.3 sq. feet)

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









# Avenue Road



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