



Wimborne  
Dorset BH21 1NF





# Wimborne, Dorset BH21 1NF

## FREEHOLD PRICE GUIDE: £395,000

A well-presented and deceptively spacious Grade II Listed, three double bedroom period home with superb sitting/dining room, Master bedroom with ensuite, courtyard garden and off road parking situated in the heart of Wimborne. NO FORWARD CHAIN.

- Large entrance vestibule with storage and meter cupboards
- Impressive sitting/dining room with understairs storage cupboard and front aspect window
- Spacious kitchen/breakfast room with range of base and eye level units, space for appliances, inset gas hob and adjacent oven and grill, space for table and chairs, tiled flooring, rear window and door to courtyard
- Wide half turn staircase leads to galleried landing with large walk in airing/storage cupboard
- Three double bedrooms
- Master bedroom with built in wardrobes and en suite shower room with large walk in double shower, Wash hand basins, WC and skylight
- Two further double bedrooms with vaulted ceilings and exposed ceiling and wall timbers, built in wardrobes
- Bathroom with modern three-piece suite
- Sealed unit double glazing and gas heating
- Outside there is a private off road parking space and a brick paviour walled courtyard garden

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: D

AGENTS NOTE: 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.





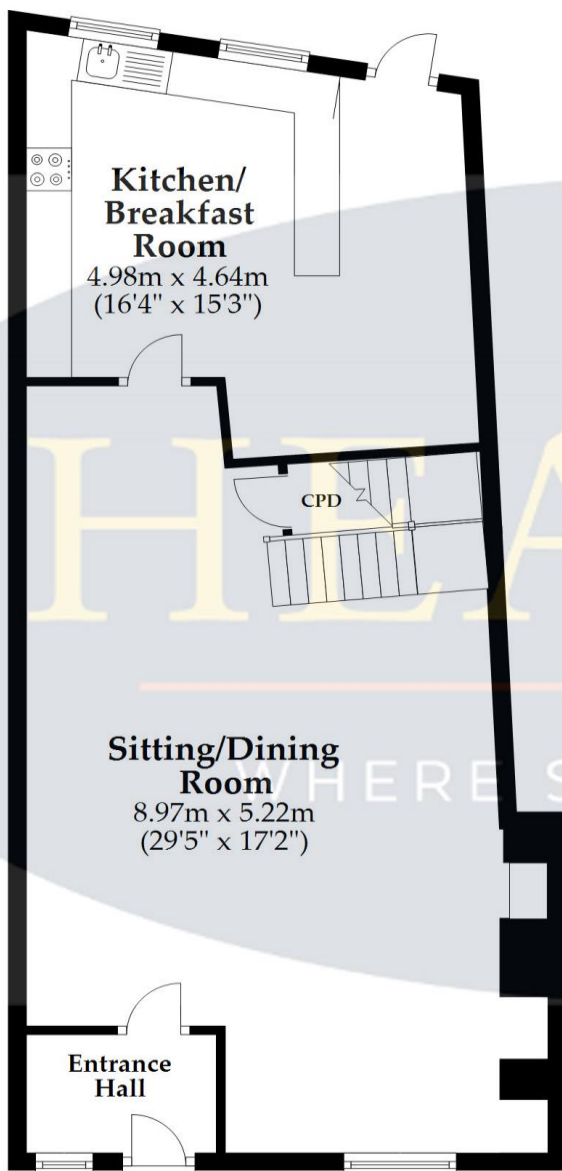




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

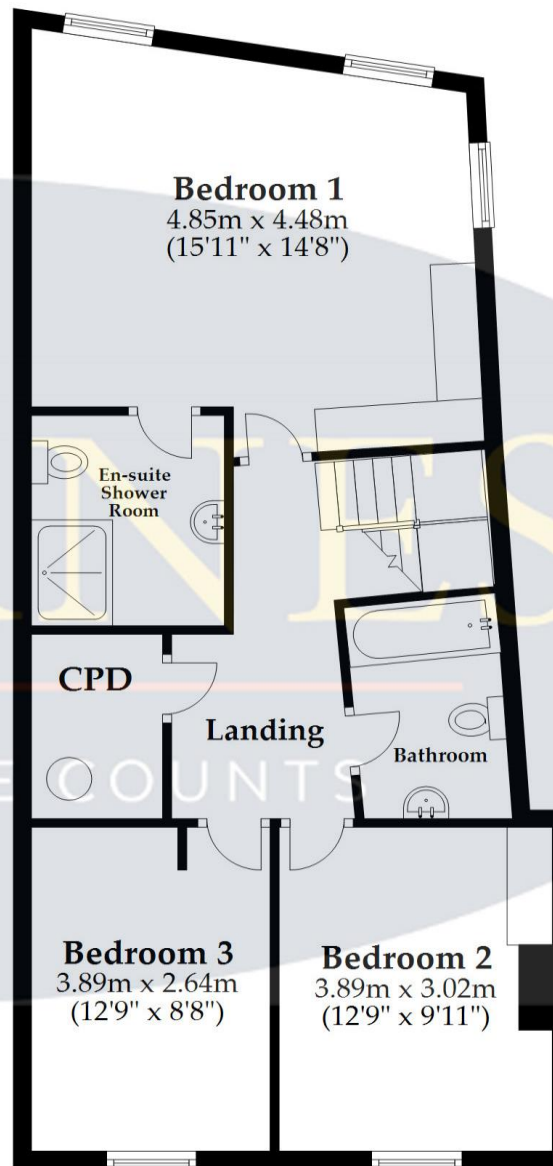
## Ground Floor

Approx. 66.8 sq. metres (718.7 sq. feet)



## First Floor

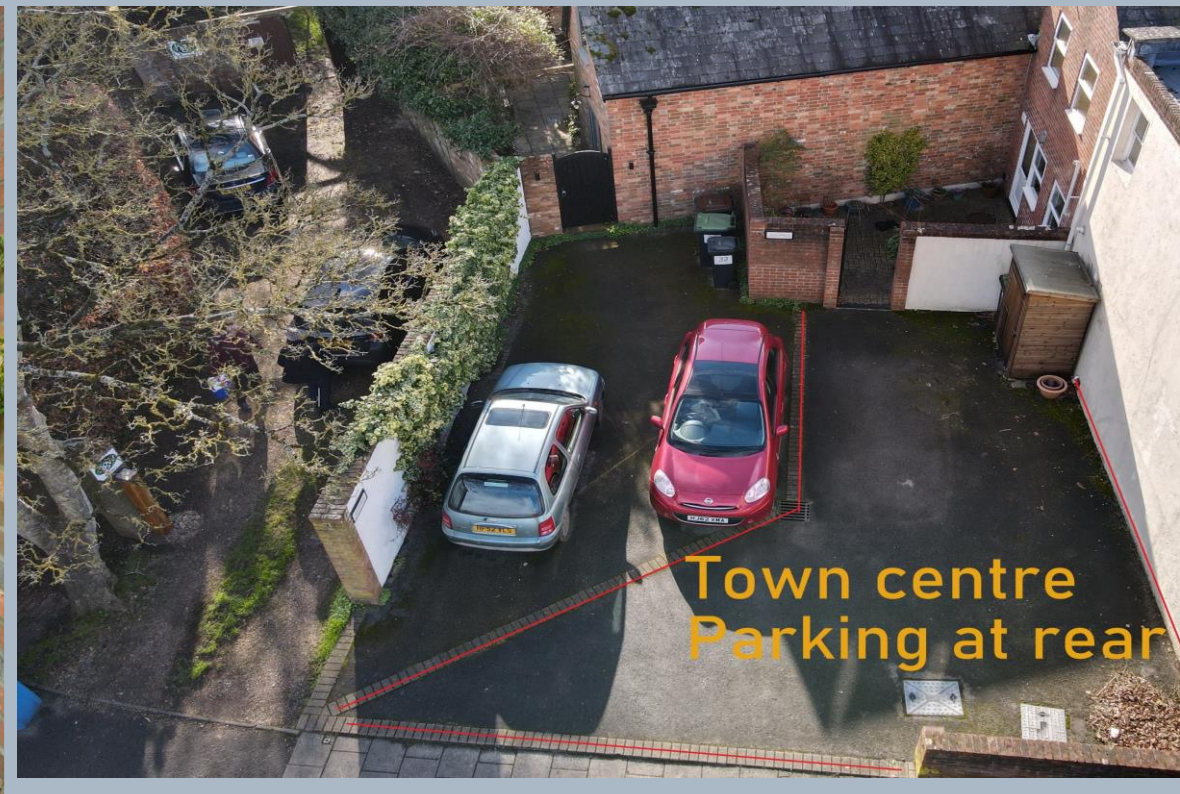
Approx. 67.5 sq. metres (727.1 sq. feet)



Total area: approx. 134.3 sq. metres (1445.8 sq. feet)

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









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

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD