



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 3AT**



# Wimborne, Dorset, BH21 3AT

## FREEHOLD PRICE: £575,000

A deceptively spacious well-presented four double bedroom, two bathroom, two reception room end of terrace Georgian style property with conservatory, kitchen/diner, double garage and landscaped walled garden set in a quiet location at the end of a cul-de-sac. First time to the market in 26 years.

- Generous size entrance hall with Amtico limestone flooring through to the kitchen/diner, cloakroom and utility room
- Cloakroom with corner pedestal wash hand basin, WC and heated towel rail with part tiled walls
- Kitchen/diner with range of matt cream units and complementary worktops, Bosch ceramic hob, Bosch double oven and space for dishwasher and integrated larder fridge
- Separate utility room with range of oak units and complementary worktops, sink, space for washing machine, tumble dryer and free-standing freezer
- Spacious sitting room with feature limestone fireplace with gas fire, two picture windows overlooking the front garden
- Separate dining room with internal glassed doors opening into the sitting room
- Superb conservatory which is part walled and part glazed with limestone flooring and double glazed French doors opening onto the patio
- Private walled garden with side access and gated rear access offering a large range of mature shrubs and plants and sandstone patio
- Double garage located close to the property with power and light and electric up and over door

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: F      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.



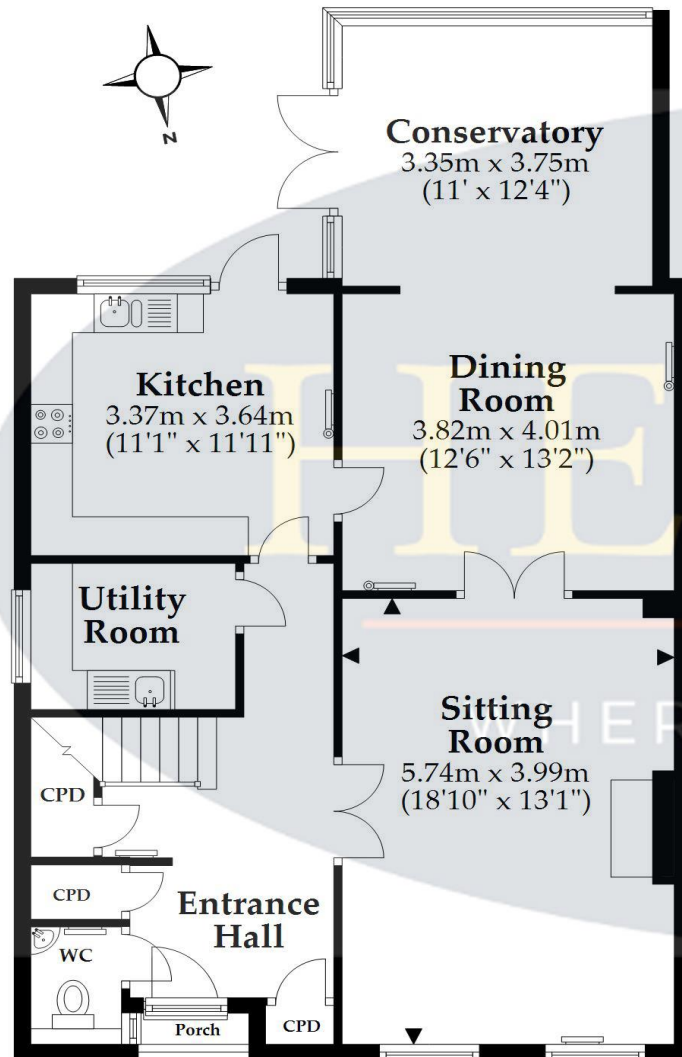






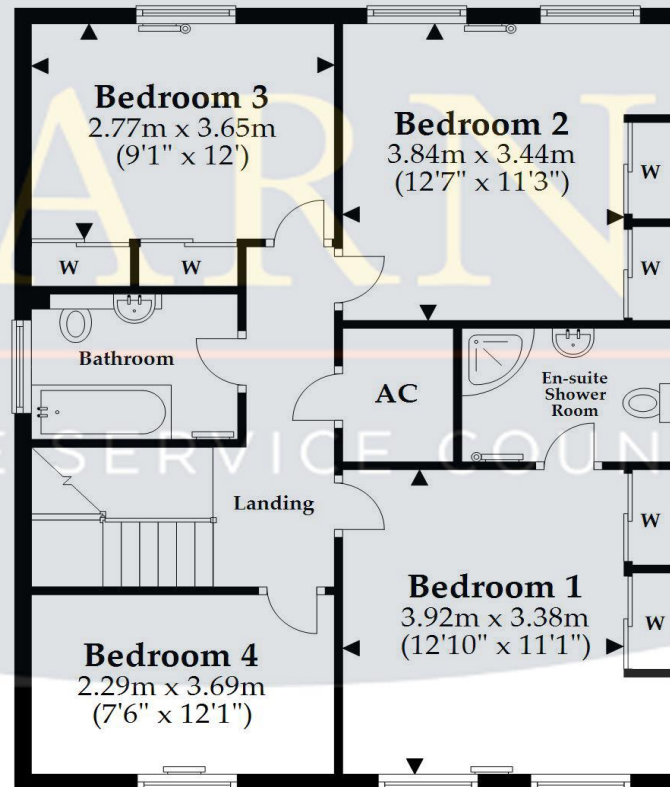
## Ground Floor

Approx. 86.6 sq. metres (932.6 sq. feet)



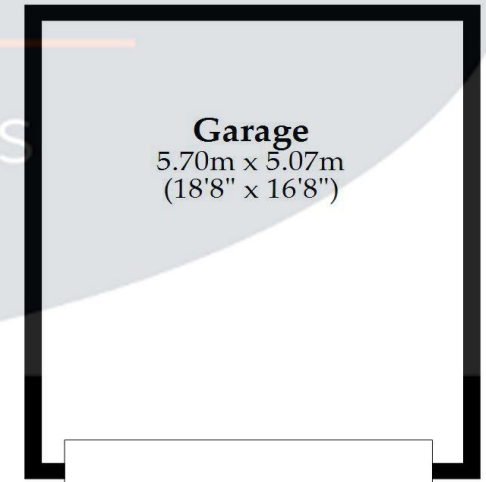
## First Floor

Approx. 75.0 sq. metres (807.7 sq. feet)



## Garage

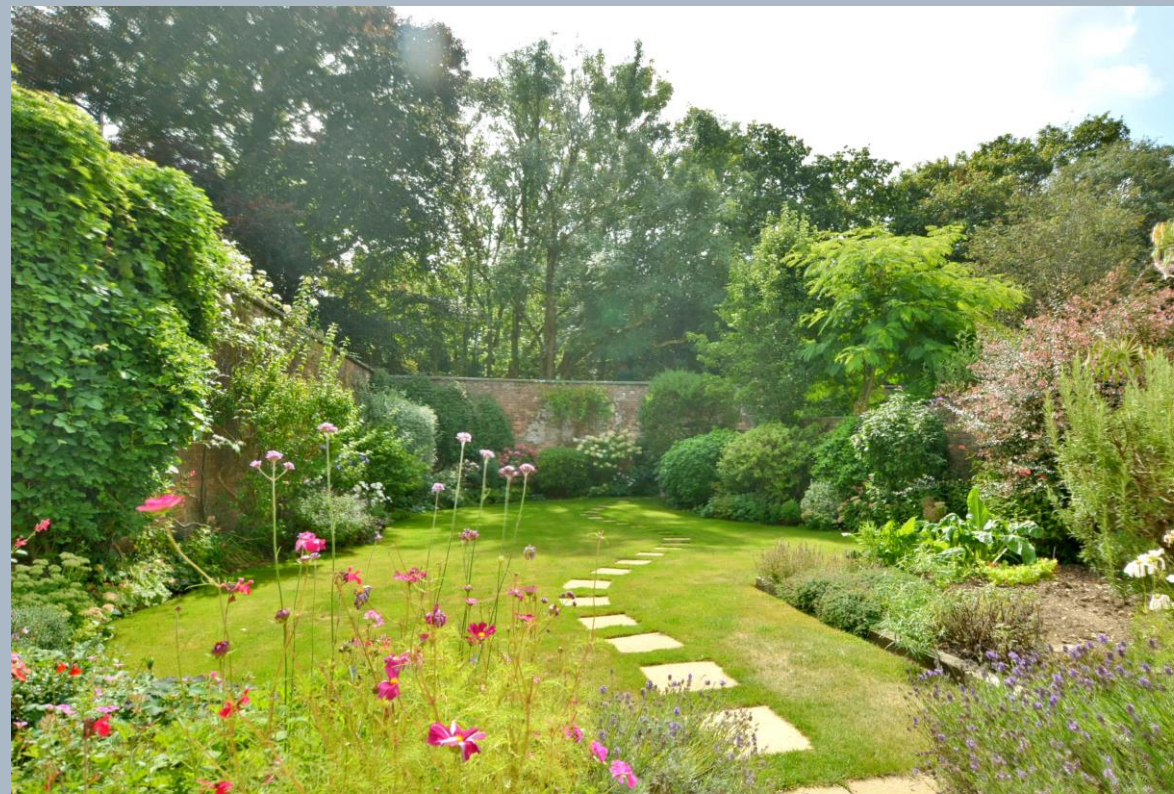
Approx. 28.9 sq. metres (311.1 sq. feet)



Total area: approx. 190.6 sq. metres (2051.4 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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