



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 4FB**

Wimborne, Dorset, BH21 4FB

FREEHOLD PRICE: £335,000

A well presented, two double bedroom, two bathroom, semi detached home with two off road parking spaces on a good size plot situated on the Award winning Bloor development within a mile of the town centre.

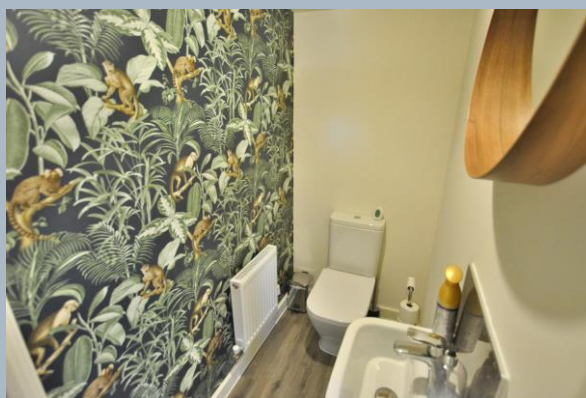
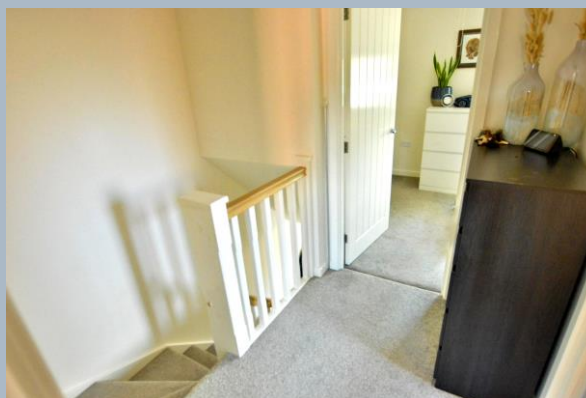
- Sitting room with a storage cupboard and open plan into the kitchen/dining room with front aspect
- Spacious kitchen/dining room with a range of base and eye level units and complementary worktops, inset BOSCH hob and oven below with extractor hood, space for appliances and table and chairs with French doors leading to the garden
- Utility area with space and plumbing for washing machine, worktop and cupboard housing boiler
- Cloakroom with WC and wash hand basin
- Two double bedrooms
- Main bedroom and en suite shower room with oversize shower cubicle, wash hand basin and WC
- Second bedroom with built in storage cupboard
- Modern bathroom with three-piece suite
- Two allocated parking spaces
- Rear garden has a paved patio with hot tub. The garden has a further shingle area with garden shed, enclosed by panel fencing and side gate

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 a mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: C

EPC RATING: B

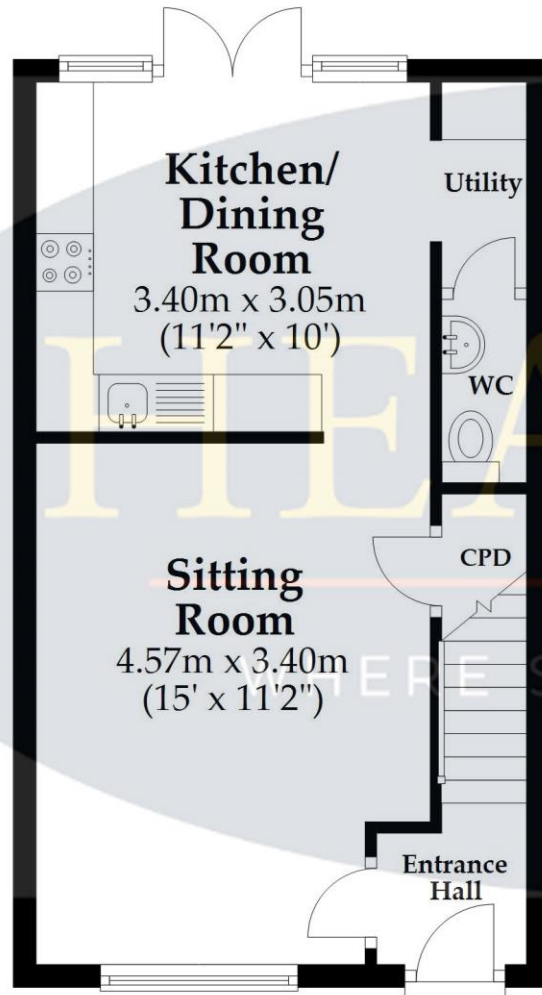
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



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

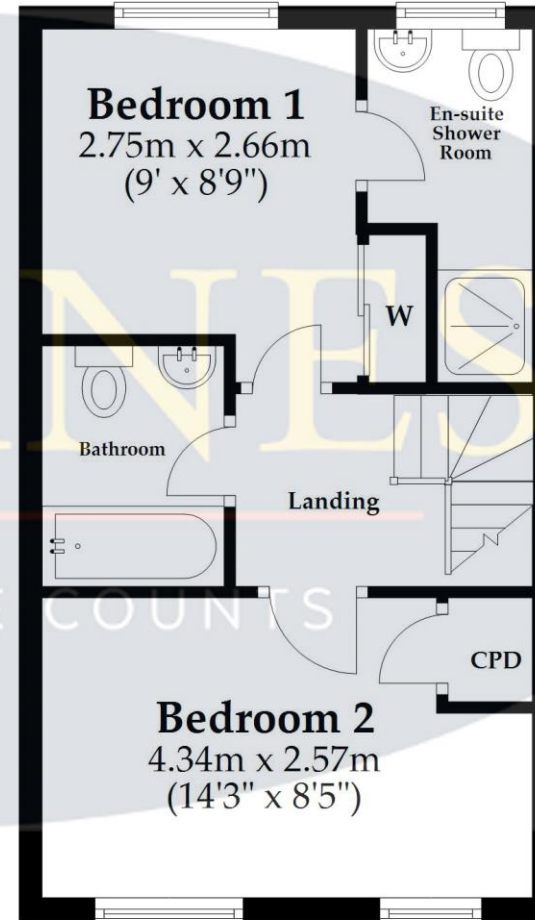
Ground Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.8 sq. feet)



Total area: approx. 65.2 sq. metres (701.8 sq. feet)



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

6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

