

WAITROSE

TOWN CENTRE

FOR SALE

HEARNES
WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 1AU

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FREEHOLD PRICE £310,000

A well presented two bedroom town house with modern kitchen and shower room and garage in a sought after location close to the town centre. NO FORWARD CHAIN.

- Entrance porch with cupboard housing electric meter and fuse box
- Spacious sitting room with stairs to first floor landing
- Modern kitchen/breakfast room with range of base and eye level units and pan drawers, complementary worktops, free standing gas cooker, space for appliances, breakfast bar, rear aspect window and door to garden
- Two good size bedrooms
- Modern shower room (updated 18 months ago) with shower cubicle, vanity unit with wash hand basin, heated ladder style towel rail, mirror fronted medicine cabinet with light and fully tiled walls
- Double glazing, gas heating and new carpets throughout
- Outside: Small front lawn with pathway to front door. Rear garden with patio and good size lawn enclosed by panel fencing and rear access gate leading to garage in block with parking space in front of garage

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: D

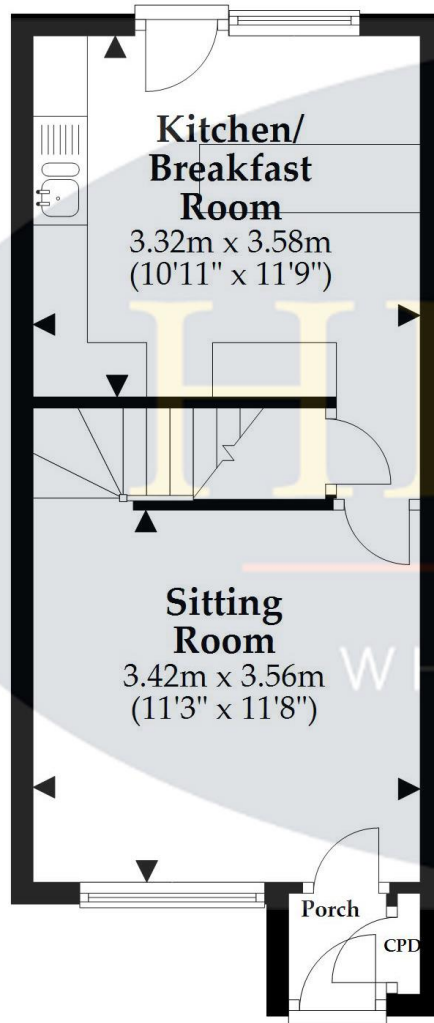
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





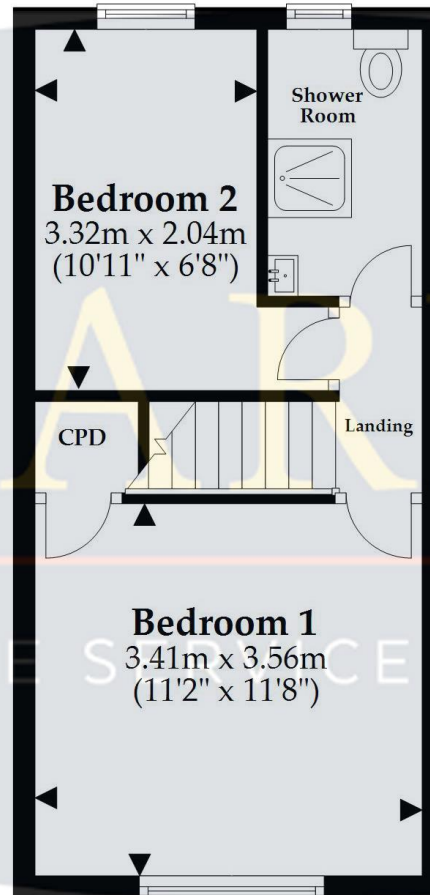
Ground Floor

Approx. 29.0 sq. metres (312.4 sq. feet)



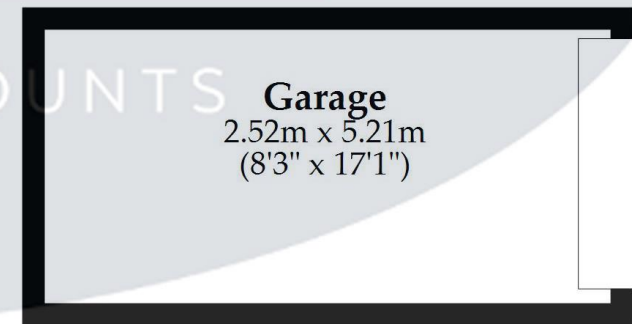
First Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



Garage

Approx. 13.1 sq. metres (141.3 sq. feet)



Total area: approx. 69.9 sq. metres (752.0 sq. feet)

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



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