



Wimborne  
Dorset, BH21 2GH



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## FREEHOLD PRICE: Offers in excess of £395,000

A well presented semi detached home offering three bedrooms and two bathrooms with superb kitchen/breakfast room, south facing rear garden and off road parking situated in a premier residential location.

- Entrance hallway with cloakroom and storage cupboard
- Good size sitting room enjoying a dual aspect
- Spacious kitchen/breakfast room with range of base and eye level units and pan drawers with complementary worktops, inset gas hob, electric oven and extractor fan over, integrated dishwasher and fridge freezer, space for table and chairs, dual aspect with French doors to garden
- Three bedrooms. Main bedroom with luxury en suite shower room
- Modern bathroom with white three piece suite
- Double glazing and gas heating
- Outside: Allocated off road parking. The south facing rear garden has decking area which leads to lawn and a further paved patio, enclosed by panel fencing
- Maintenance: We understand from the vendor that the annual maintenance fee is currently £179.05 (1.6.24 – 31.5.25)

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

COUNCIL TAX BAND: D EPC RATING: B

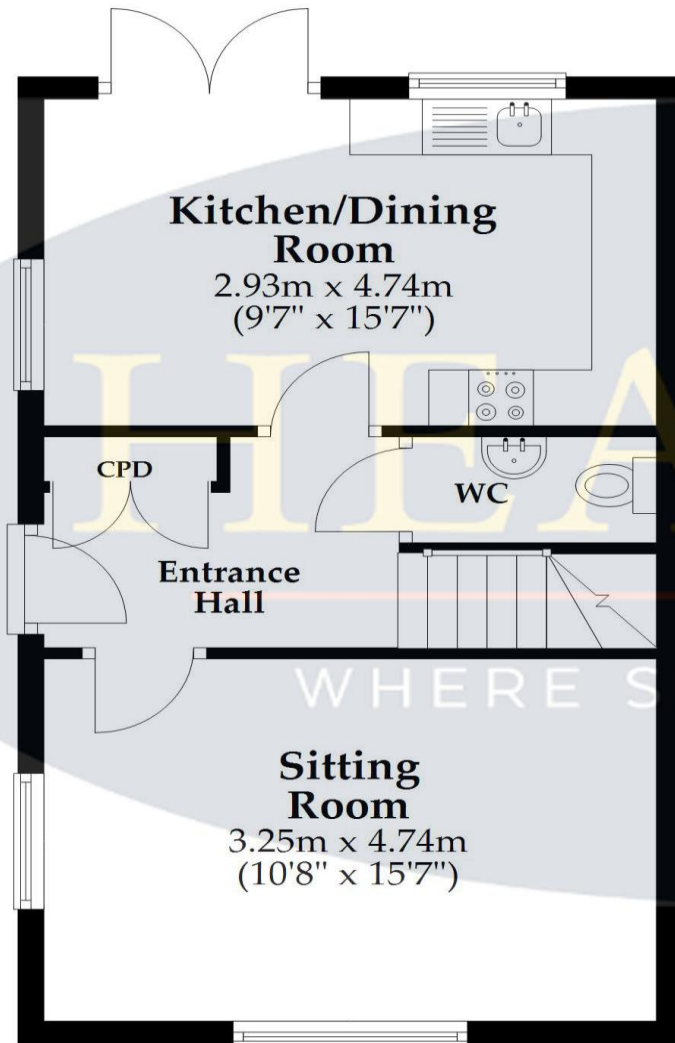
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Note: Measurements were not taken  
by LJT Surveying and we cannot  
guarantee their accuracy.

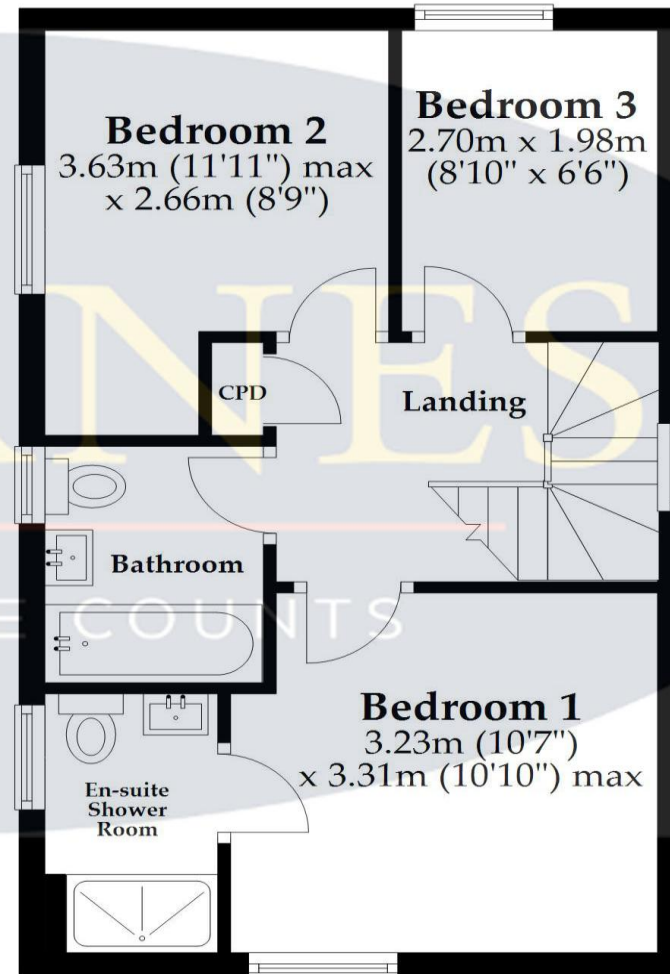
## Ground Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



## First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



Total area: approx. 78.4 sq. metres (843.6 sq. feet)

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



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