



Wimborne
Dorset, BH21 2GF

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FREEHOLD PRICE £445,000

A well proportioned semi-detached home with open plan kitchen/living/dining room, separate study and four bedrooms set over two floors with two bathrooms, separate cloakroom and off road parking for two cars.

- Entrance hall with extra storage cupboards
- Separate cloakroom with pedestal wash hand basin and WC
- Study with front aspect
- Open plan kitchen/living dining room with under stairs storage cupboard, double glazed French doors opening onto the garden. The kitchen is finished in a range of matt grey units with complementary worktops, integrated fridge freezer, dishwasher, washer/ dryer and water softener
- On the first floor there are two double bedrooms, one currently used as a sitting room the other one with en suite shower room with double shower cubicle, pedestal wash hand basin and WC
- On the second floor there are two further bedrooms and a family bathroom with bath and shower over, pedestal wash hand basin and WC
- Landscaped rear garden with large patio area ideal for al fresco dining, lawn and garden shed enclosed by timber fencing

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: D EPC RATING: B

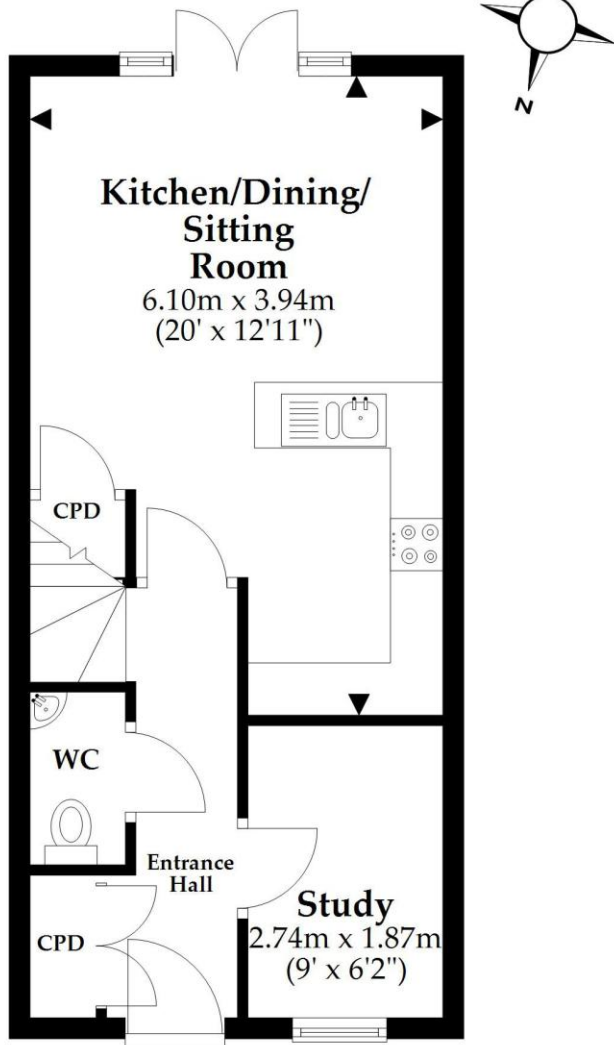
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





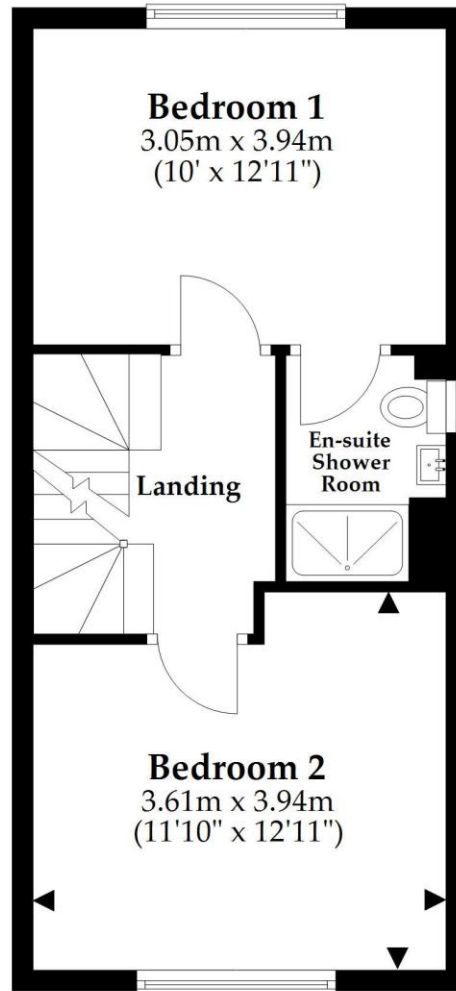
Ground Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



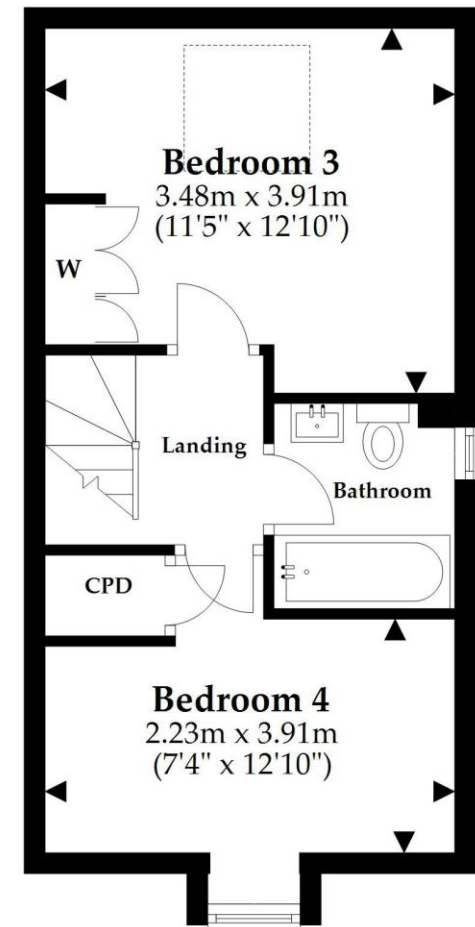
First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Second Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



Total area: approx. 102.0 sq. metres (1098.4 sq. feet)

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







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