



**HEARNES**

WHERE SERVICE COUNTS

TOWN  
CENTRE

FOR SALE

**Wimborne, Dorset, BH21 2DE**



# Wimborne, Dorset, BH21 2DE

## FREEHOLD PRICE: £395,000

A well-proportioned two double bedroom mid terrace Railway cottage that has been refurbished, set on a private road with countryside walks from the front door and only a twenty minute walk to the town centre.

- Generous size entrance hallway with space for coats and plumbing for washing machine and space for storage cupboards
- Superb open plan kitchen/living/dining room with wood burning stove and bifold doors opening onto the south facing landscaped garden. The kitchen is finished in a range of light blue units with complementary worktops, double oven, ceramic hob, integrated fridge freezer and dishwasher
- Spiral staircase provides access to the first-floor landing with large picture window and extra storage cupboards
- Two double bedrooms: main bedroom with fitted wardrobes and garden views across the Copse
- Family bathroom including bath with shower over, fitted vanity unit with wash hand basin and WC
- The front garden is south facing with three different areas for al fresco dining. The Copse opposite the property has pathway access to By The Way fields

The property is just a 20 minute level walk to the town centre where you can find coffee shops, retail shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

COUNCIL TAX BAND: C EPC RATING: C

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.



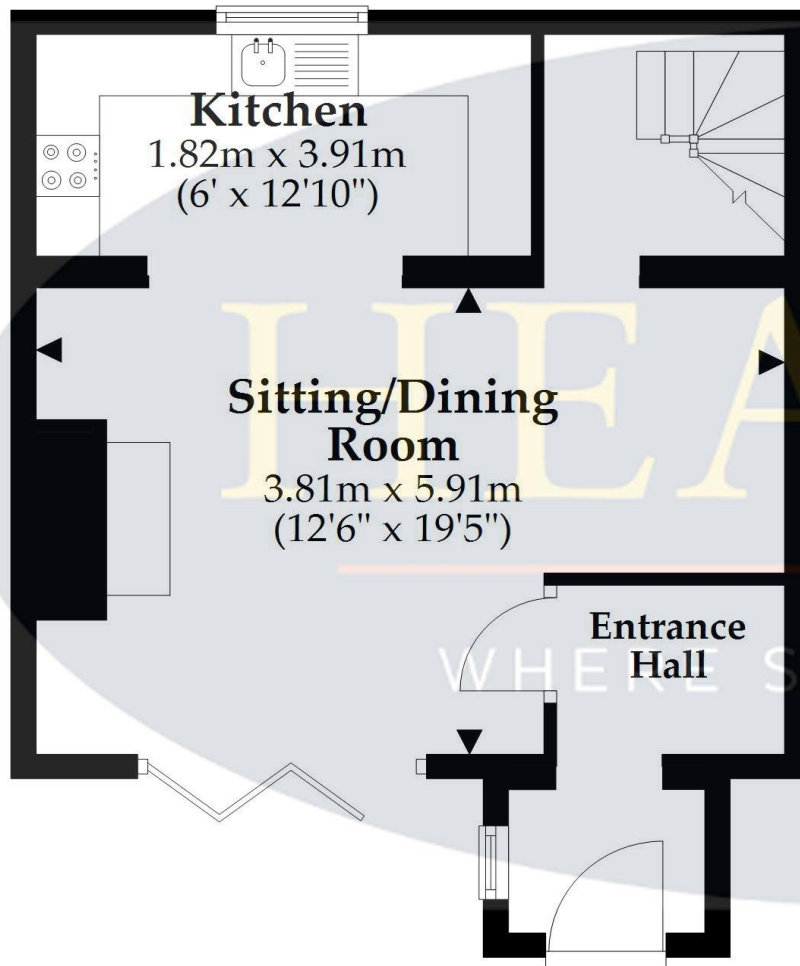






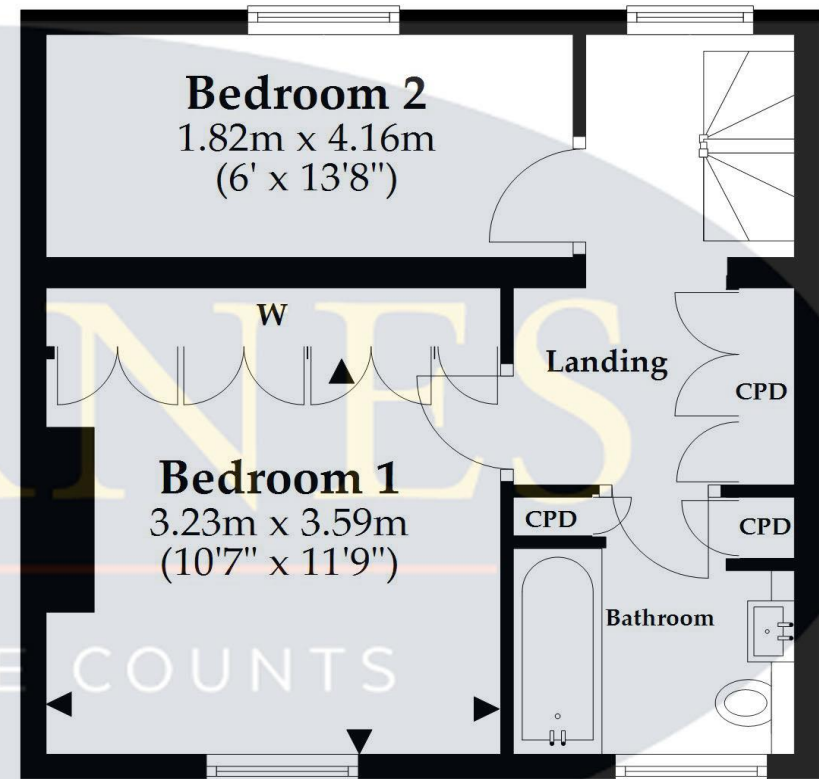
## Ground Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 71.8 sq. metres (773.1 sq. feet)

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











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