



HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 1LD

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FREEHOLD PRICE: £545,000

A beautifully presented three bedroom character 1930's town centre home offering parking for three cars, open plan kitchen/diner and a well stocked south facing mature private garden located opposite Waitrose in the town centre. NO FORWARD CHAIN.

- Entrance hall with under stairs storage
- Cloakroom with wall mounted wash hand basin and WC
- Large open plan kitchen/diner with bifold doors to private rear garden. The kitchen is finished with a range of cream units, complementary worktops, gas hob, Neff eye level oven, space for washing machine, dishwasher and fridge freezer and under stairs larder cupboard
- Sitting room with bay window overlooking the front garden and feature fireplace
- Three bedrooms all with garden views, two good size double bedrooms both with fitted wardrobes
- Shower room with corner shower cubicle, pedestal wash hand basin and WC
- Loft space ideal for conversion for fourth bedroom and en suite
- OUTSIDE: Set back from the road with well stocked flower garden and parking for several cars at the rear of the property. South facing rear garden with large range of mature shrubs and garden shed

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: 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.



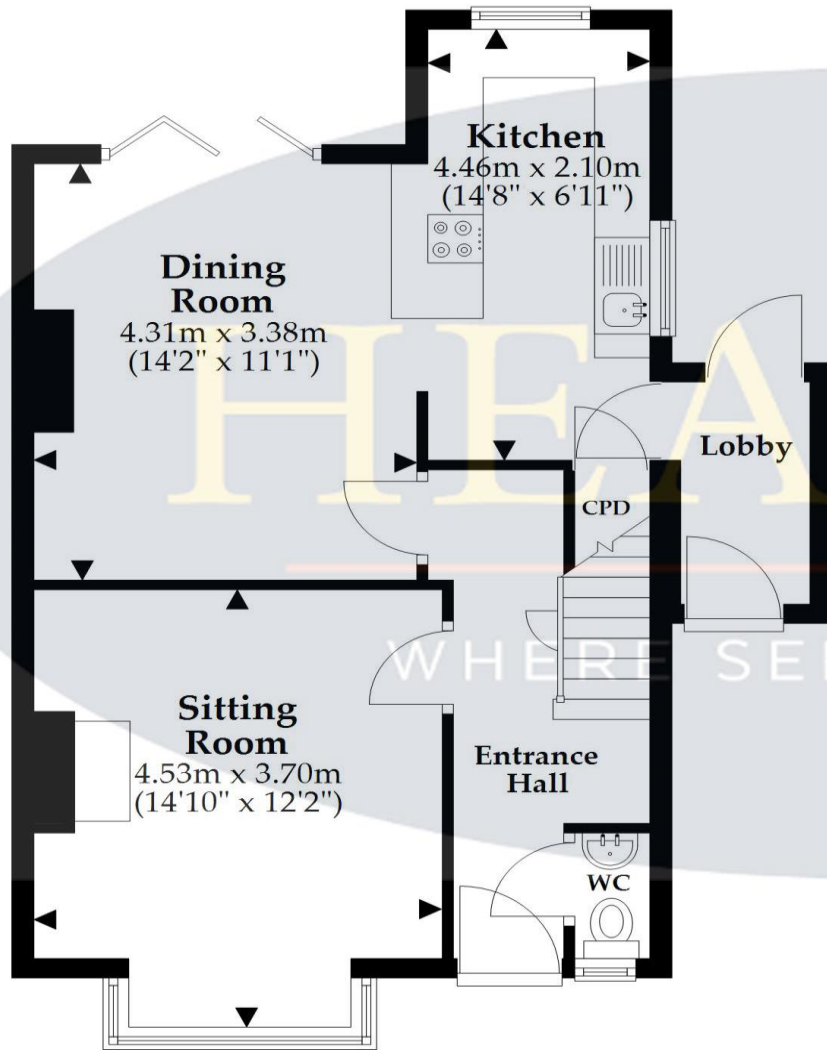
View from bedroom





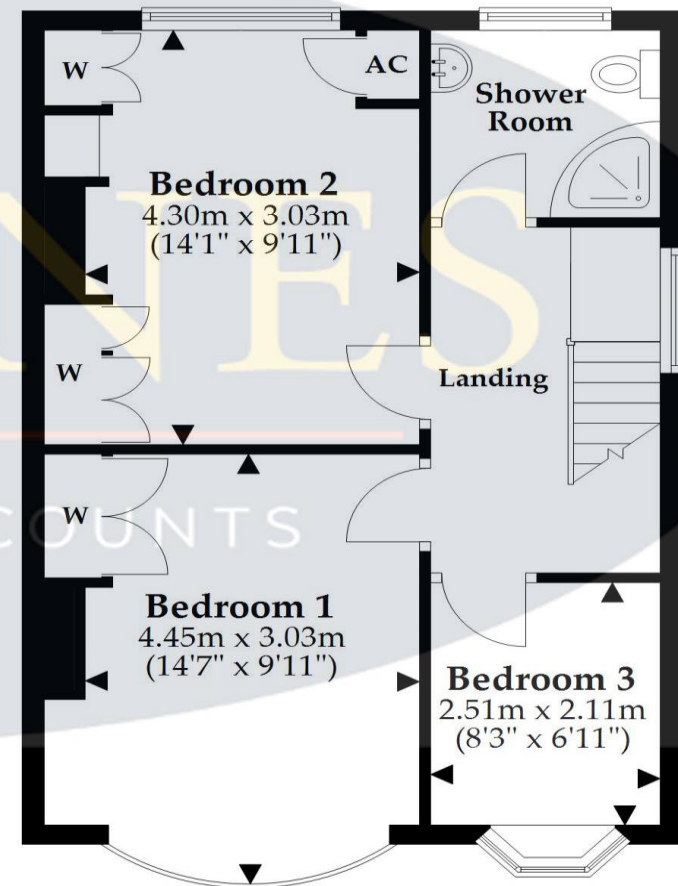
Ground Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.7 sq. feet)

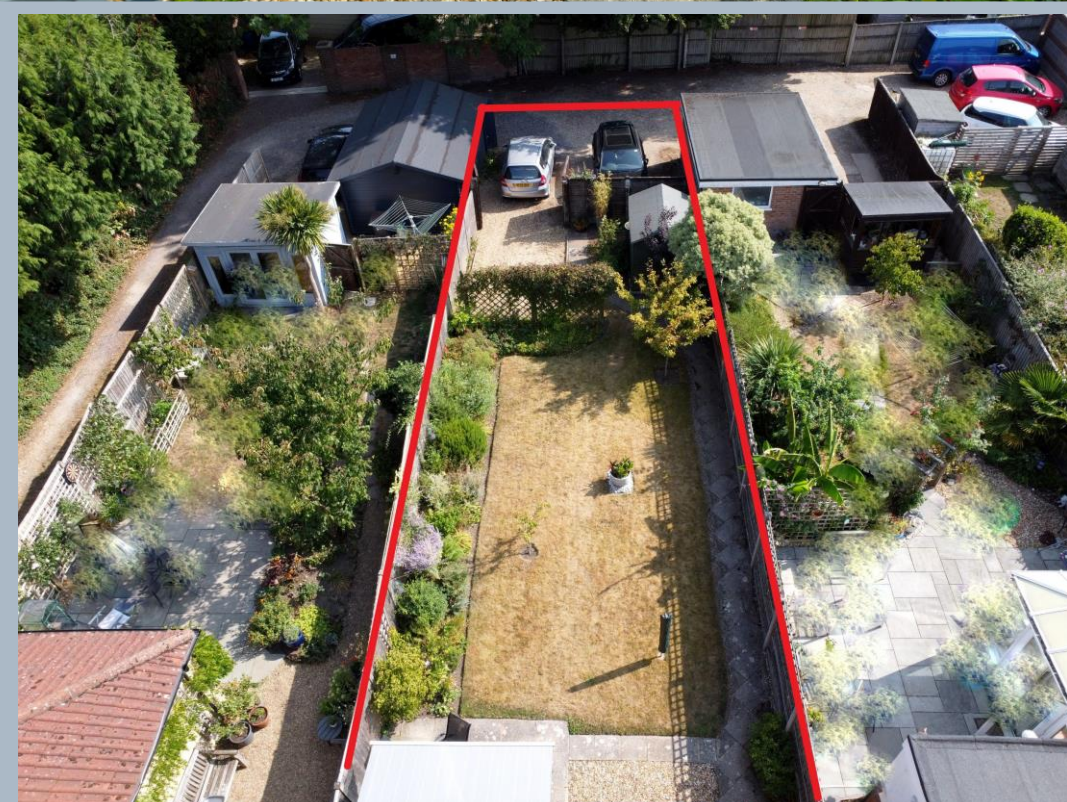


Total area: approx. 99.3 sq. metres (1068.5 sq. feet)

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



LJT SURVEYING





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