



FOR SALE

HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 2GF

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FREEHOLD PRICE £340,000

A well presented two double bedroom, semi-detached home situated on the popular Quarterjack development with a landscaped garden and block paved off-road parking for two cars.

- Entrance hallway with wood effect style flooring throughout the ground floor accommodation
- Good size sitting room with front aspect
- Inner hallway with modern cloakroom
- Spacious kitchen/breakfast room with range of base and eye level units and drawers, complementary worktops with inset gas hob and electric oven below and extractor fan over, integrated fridge freezer and slim line dishwasher and built in storage cupboard, space for table and chairs with French doors to garden
- Two double bedrooms: main bedroom with two built in cupboards
- Stylish bathroom with white three piece suite with shower screen and shower over bath
- Block pavia driveway with off-road parking for two cars
- Rear garden with large patio leading to lawn area with raised flower and shrub borders, enclosed by panel fencing
- Maintenance: we understand from the vendor is £207.25 paid until June 2026

The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within 2.5 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

EPC RATING: B

COUNCIL TAX BAND: C

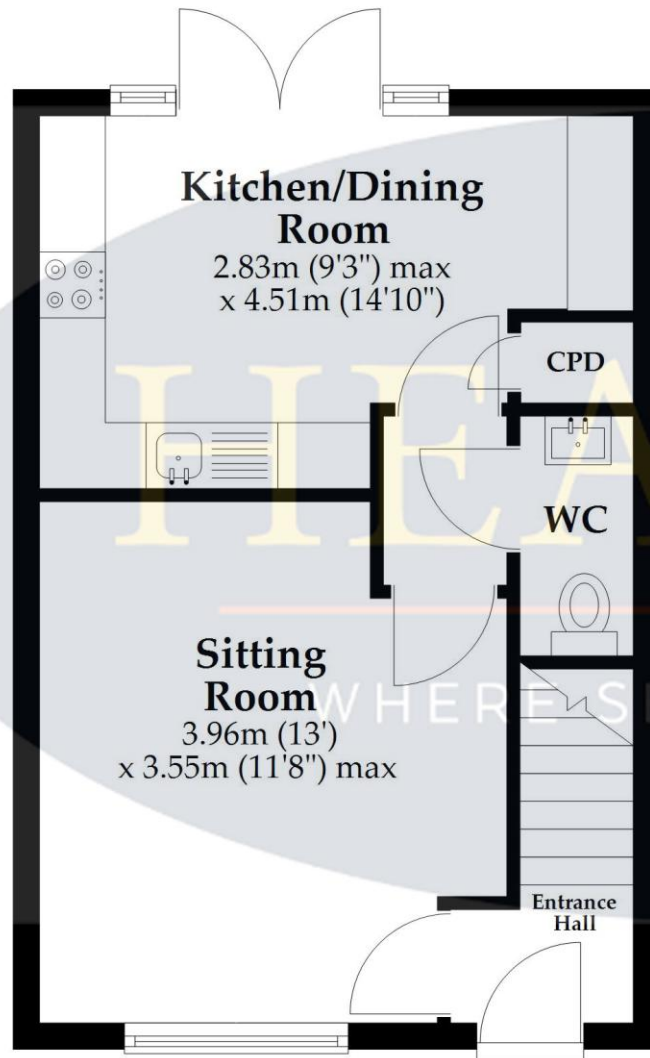
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



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

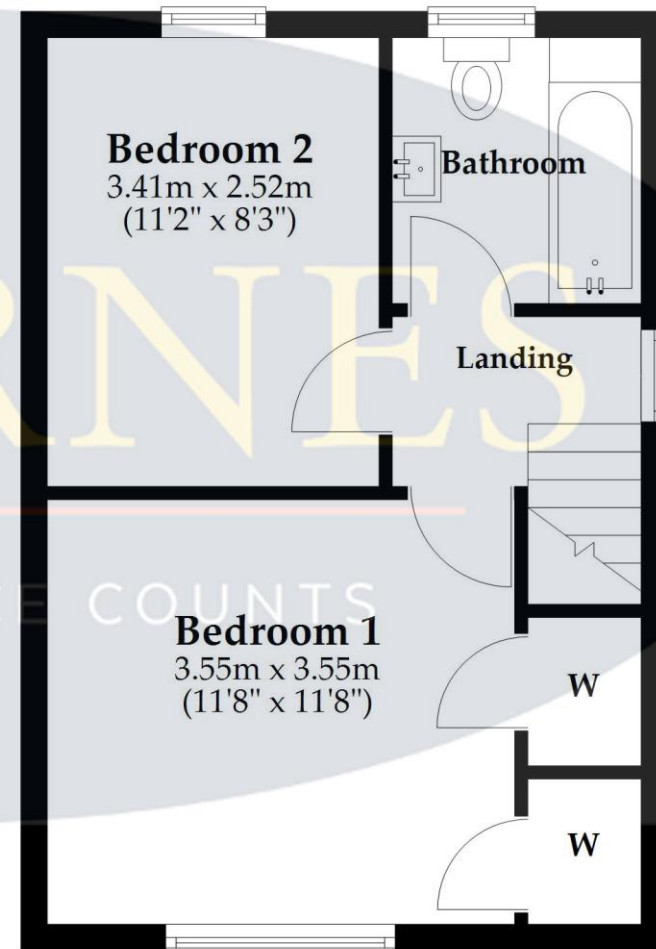
Ground Floor

Approx. 31.1 sq. metres (334.3 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 62.6 sq. metres (673.7 sq. feet)

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



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