



Wimborne
Dorset, BH21 1EP

THREE LIONS CLOSE

Wimborne, Dorset, BH21 1EP

FREEHOLD PRICE £330,000

A delightful three bedroom, two bathroom split level town house over four floors with a courtyard garden, off road parking and garage situated within 250 meters of Wimborne Square and is offered with no forward chain.

- Entrance lobby with cloaks cupboard
- Living room with fireplace and inset gas coal effect fire
- Kitchen / breakfast room with fitted appliances, space for table and chairs and door to courtyard
- Modern cloakroom
- Integral garage with electric door
- Master bedroom with built in wardrobe enjoying a front aspect
- En-suite shower room
- Two further double bedrooms enjoying rear aspect
- Family bathroom
- Sealed unit double glazing and gas heating
- Gated access to brick paviour off road parking space leading to integral garage
- Enclosed courtyard garden
- No forward chain
- Management charge for communal area approximately £300 per year

The property is just a short distance from Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Tivoli theatre and is within catchment areas of reputable schools.

EPC Rating: C

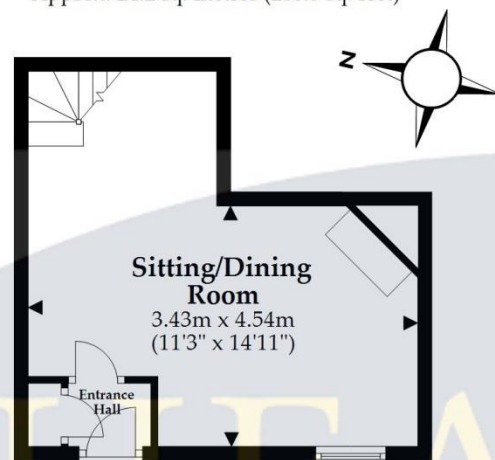
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

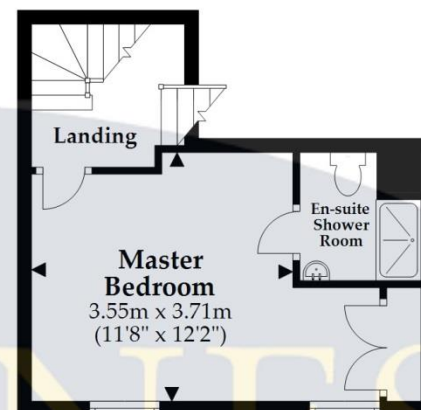
Lower Ground Floor

Approx. 24.2 sq. metres (260.8 sq. feet)



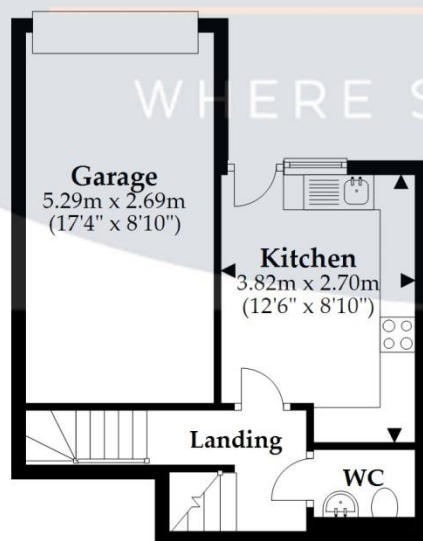
Lower First Floor

Approx. 23.7 sq. metres (255.0 sq. feet)



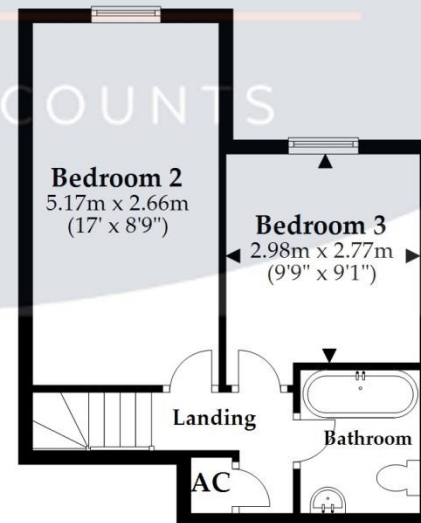
Upper Ground Floor

Approx. 31.5 sq. metres (339.6 sq. feet)



Upper First Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



Total area: approx. 110.7 sq. metres (1191.5 sq. feet)

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



