



HEARNES

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FOR SALE

Wimborne
Dorset, BH21 1QW

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FREEHOLD PRICE: £475,000

A deceptively spacious and well presented two double bedroom bungalow situated in a sought after residential location close to riverside walks and within 1.5 miles of the town centre.

- **CASH BUYERS ONLY**

- Entrance storm porch with outside light
- Spacious entrance hallway with access to loft space
- Good size sitting room with tiled fireplace and inset coal effect gas fire and front aspect bay window
- Kitchen/breakfast room with range of base and eye level units and drawers with complementary worktops, space for cooker and fridge, space for table and chairs, door to utility cupboard housing boiler and space for washing machine, side aspect window and door to garden
- Two double bedrooms both with fitted wardrobes
- Shower room with shower cubicle, wash hand basin, WC, heated ladder style towel rail and part tiled walls
- Double glazing and gas heating
- Outside: Beautifully landscaped garden with lawn areas, an abundance of flower, plant and shrub borders, rear enclosed sitting area with artificial small lawn area with raised flowerbed borders and brick paviour driveway giving off road parking leading to detached garage

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is approximately 1.5 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: E

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.

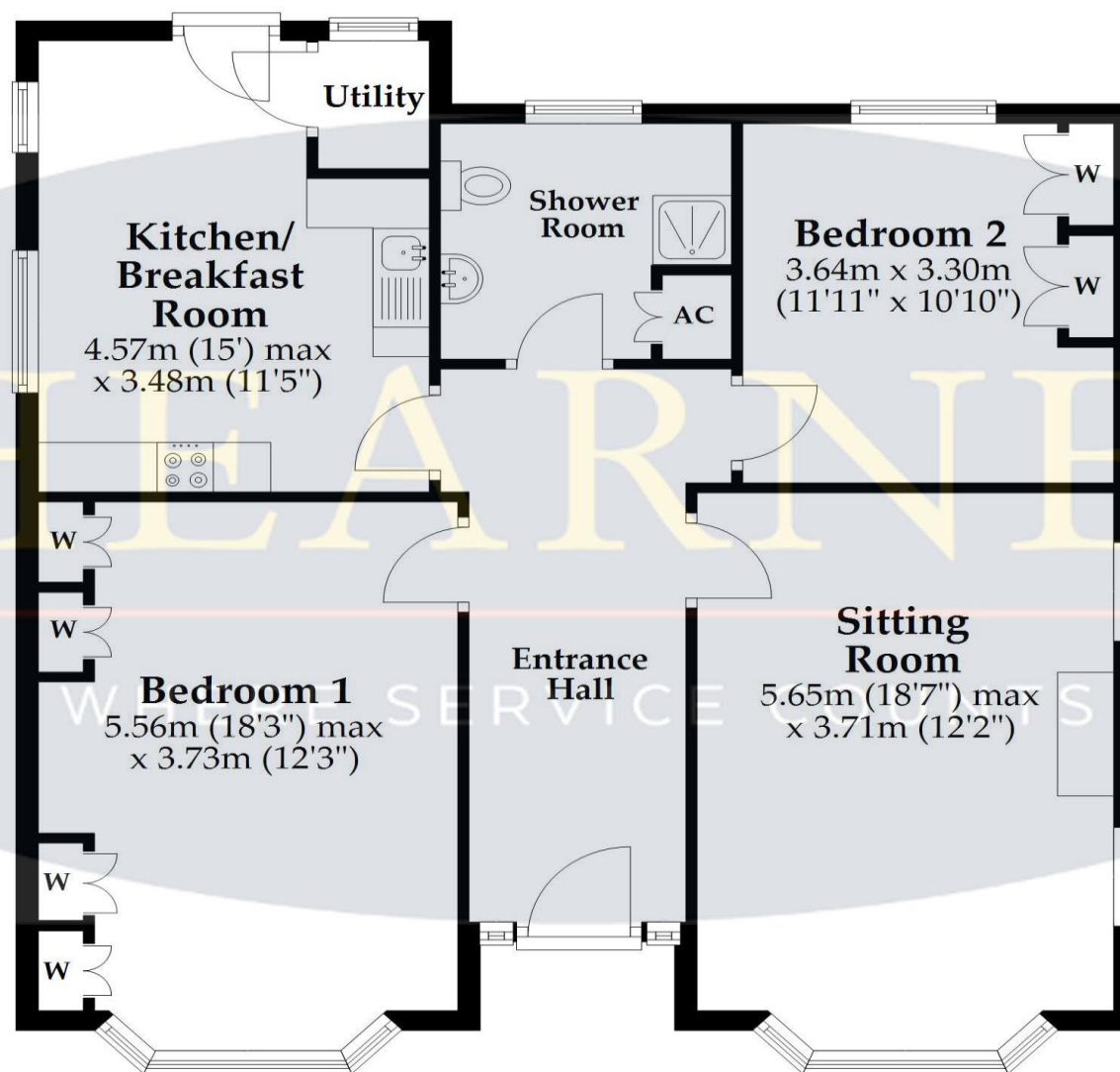




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 88.7 sq. metres (954.8 sq. feet)



Total area: approx. 88.7 sq. metres (954.8 sq. feet)

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







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