HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 2GB

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FREEHOLD PRICE £315,000

A good size two double bedroom semi detached house with large rear garden and parking for two cars located in a cul de sac location within easy reach of riverside walks.

- Entrance hallway with stairs to first floor landing
- Cosy sitting room with front aspect
- Inner hallway with modern cloakroom with WC and wash hand basin
- Spacious kitchen/breakfast room with range of base and eye level units and drawers, complementary worktops with inset gas hob and electric oven below, extractor fan over, integrated fridge freezer, dishwasher and washing machine, space for table and chairs, rear aspect and French doors to garden
- Two bedrooms, main bedroom with wardrobe and cupboard
- Modern bathroom with white three piece suite and shower over bath
- Double glazing and gas heating
- Outside: Front garden with small lawn area and brick paviour driveway giving off road parking. Good size rear garden with patio and lawn enclosed by panel fencing
- Maintenance: We understand from the vendor this is approximately £210.59 per annum

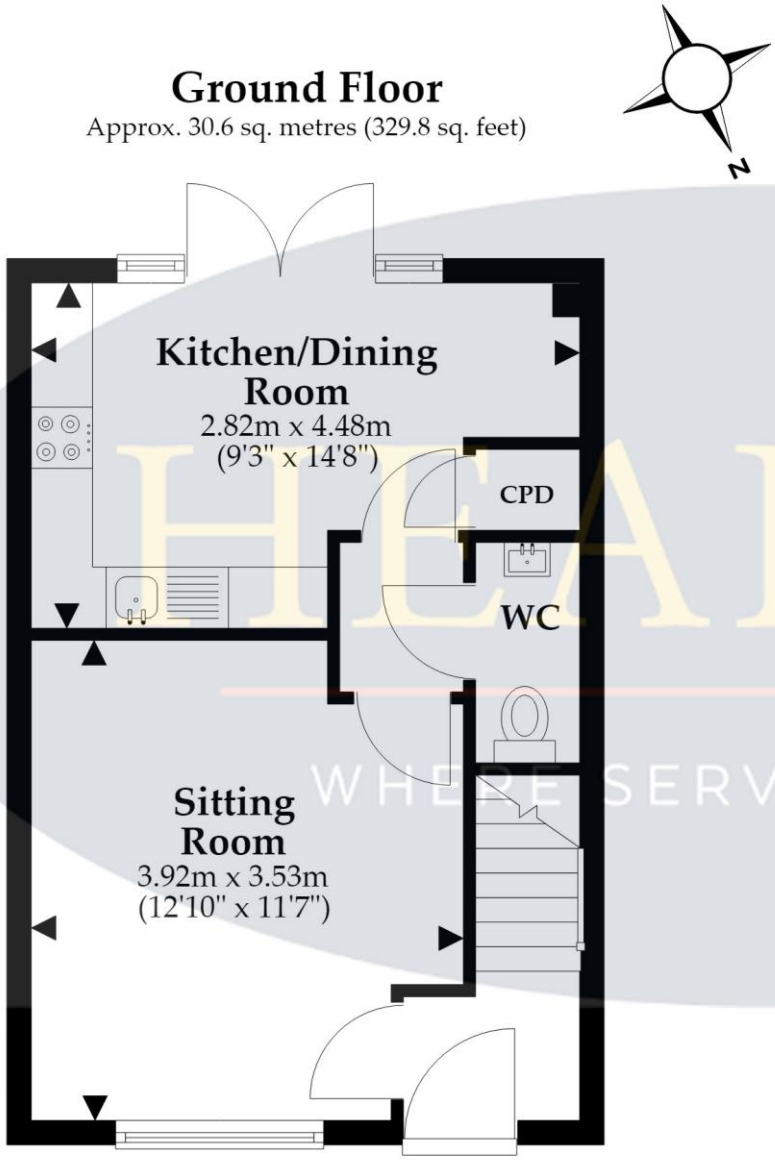
The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: C EPC RATING: B

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.

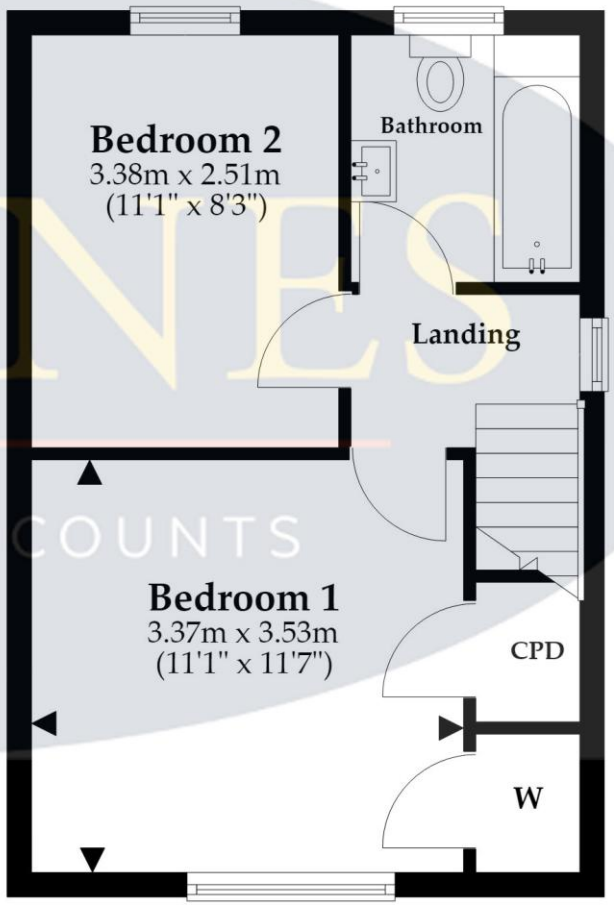
Ground Floor

Approx. 30.6 sq. metres (329.8 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



Total area: approx. 61.3 sq. metres (659.9 sq. feet)

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

LJT SURVEYING

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