



HEARNNES

WHERE SERVICE COUNTS

TOWN
CENTRE

FOR SALE

Wimborne
Dorset, BH21 1WL

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FREEHOLD PRICE: £475,000

A well presented spacious semi detached home offering three good size bedrooms with modern kitchen and bathrooms, off road parking and garage in a sought after Wyatts Homes Development. NO FORWARD CHAIN.

- Entrance hallway with under stairs storage cupboard and modern cloakroom with enclosed wash hand basin and WC
- Spacious sitting room with window and French doors to patio and garden
- Good size kitchen/dining room with range of soft close base and eye level units and drawers, complemented by quartz worktops; premium brand appliances: Neff induction hob, Neff extractor fan, over and matching Neff oven and Neff combination oven/microwave, Siemens integrated washer/dryer, Neff dishwasher and Neff fridge freezer; Amtico flooring, space for dining table and chairs, front aspect window
- Three good size bedrooms: main bedroom with luxury fitted en suite shower room
- Family bathroom with white three piece suite with bath and shower over, shower screen, floating wash hand basin, enclosed WC, part tiled walls and flooring, ladder style heated towel rail
- Double glazing, gas heating and remainder of the builder's warranty
- Outside: Side driveway gives off road parking leading to over sized garage with power and lighting. Enclosed rear garden with patio and small lawn area

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 half a mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: B

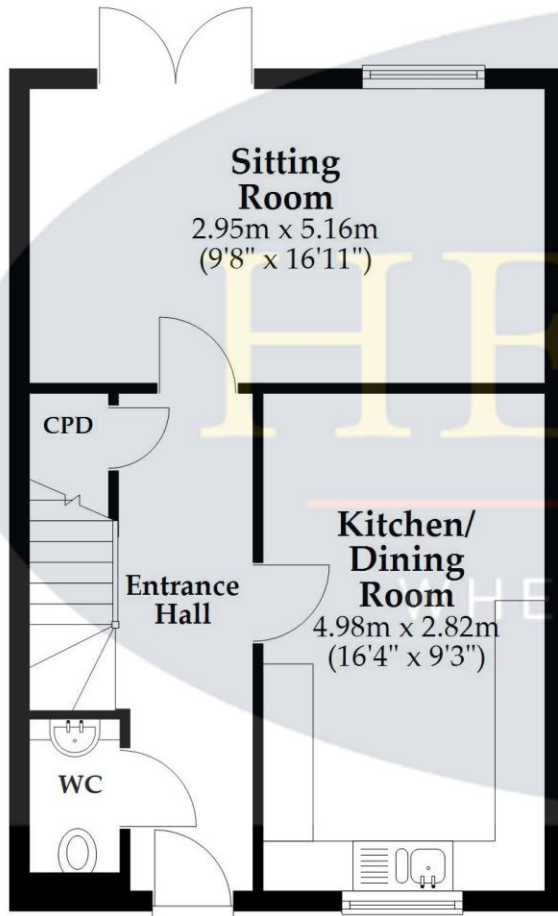
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



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

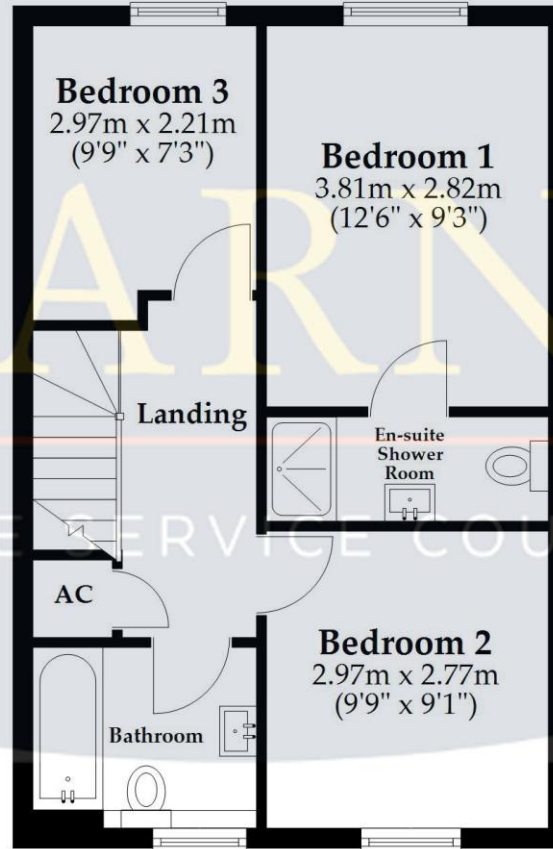
Ground Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



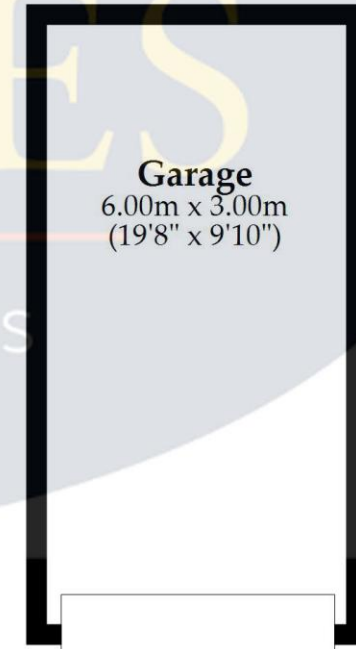
First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Garage

Approx. 18.0 sq. metres (193.7 sq. feet)



Total area: approx. 100.6 sq. metres (1082.9 sq. feet)

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



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