
HEARNES
WHERE SERVICE COUNTS
Wimborne
Dorset, BH21 1PG

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FREEHOLD GUIDE PRICE: £400,000 - £425,000

A deceptively spacious link detached home offering well proportioned accommodation, with three bedrooms, two reception rooms, a fitted kitchen, separate utility room and en suite shower room, in need of some updating. The property benefits from a low maintenance garden, off-road parking and a garage, situated in a quiet cul-de-sac location within easy reach of Wimborne town centre. NO FORWARD CHAIN.

- Entrance storm porch leading to enclosed porch
- Spacious dining hall with space for table and chairs, door off to kitchen and inner hallway
- Kitchen with front aspect, with range of base and eye level units with complementary worktops, inset gas hob with electric oven below and extractor fan over and space for appliances
- Separate utility room with matching cupboards, worktop and sink with space for washing machine, cupboard with wall mounted boiler and side door to garden
- Inner hallway with understairs storage cupboard and cloakroom with WC and wash hand basin
- Spacious sitting room enjoying a rear aspect with patio door to garden and electric awning over patio
- Three good-sized bedrooms: main bedroom with built-in furniture, wardrobes and en suite shower room. Bedroom two with built in wardrobes and bedroom three/study with built in wardrobes and office furniture
- Sealed unit double glazing and gas heating
- Privately owned solar panels providing additional income
- Outside: brick pavia driveway providing off-road parking leading to garage with electric up and over door and additional allocated parking space behind the garage. Rear low maintenance garden with patio area with flower and shrubs and ornamental fishpond

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

COUNCIL TAX BAND: E EPC RATING: 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.

















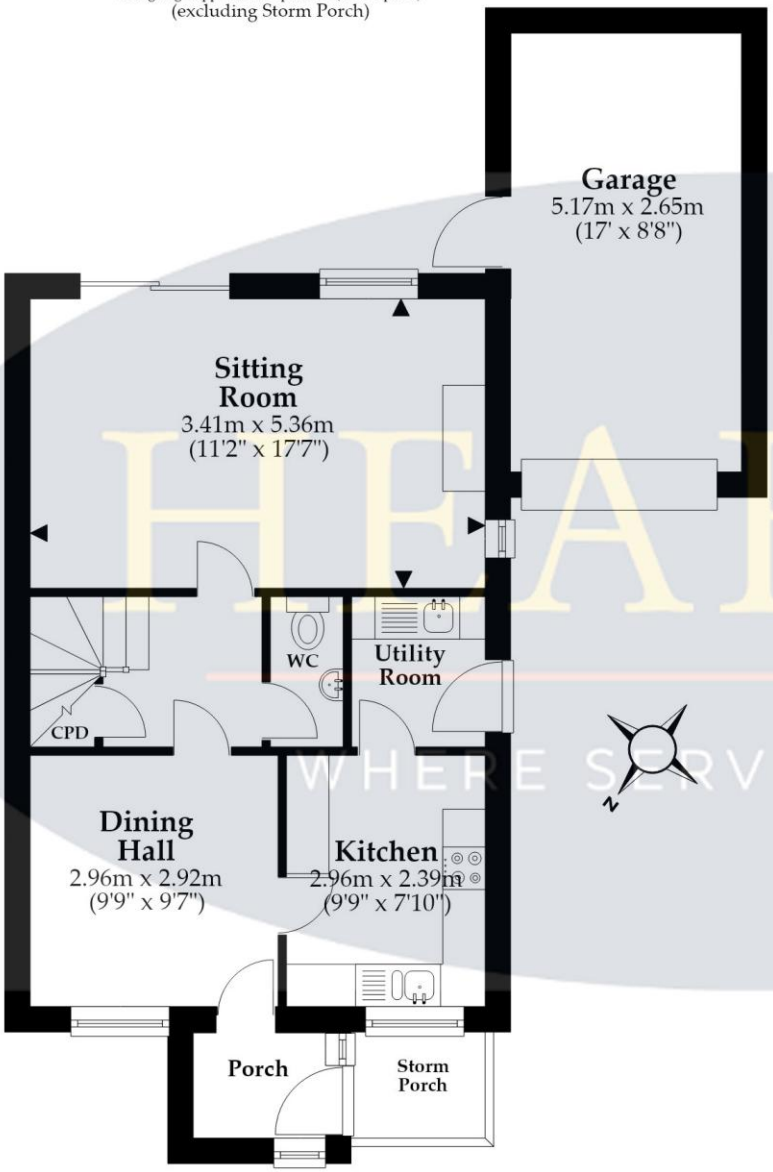




Ground Floor

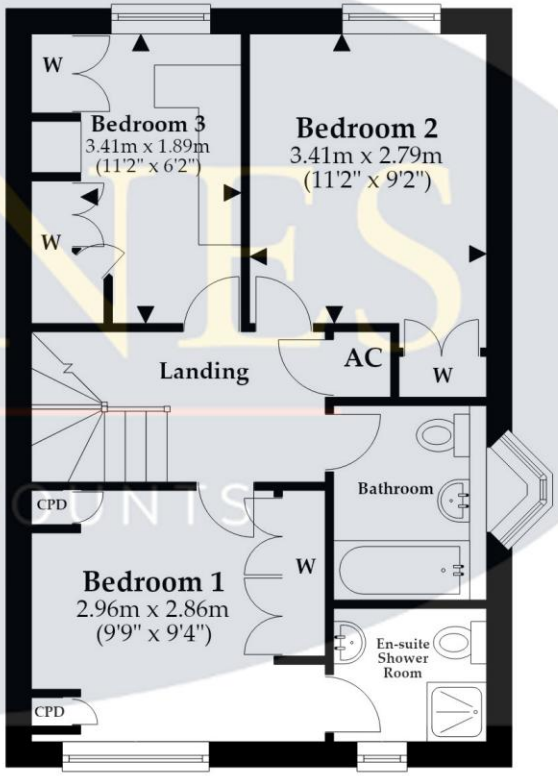
Main area: approx. 47.3 sq. metres (508.8 sq. feet)

Plus garage, approx. 14.5 sq. metres (155.7 sq. feet)
(excluding Storm Porch)



First Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



Main area: Approx. 92.0 sq. metres (990.3 sq. feet)

Plus garage, approx. 14.5 sq. metres (155.7 sq. feet)

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

LJT Surveying

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www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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