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Wimborne
Dorset, BH21 2AD

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FREEHOLD PRICE: £495,000

A spacious three-bedroom detached bungalow offering well-proportioned accommodation, including a generous size kitchen/dining room, good sized sitting room overlooking the garden and a modern shower room. The property occupies a good-sized plot with ample off-road parking and is ideally situated within easy reach of the town centre and popular riverside walks.

- Entrance hallway with double doors to kitchen/dining room
- Generous size sitting room with feature fireplace, inset electric fire and built in bookcase with patio door to garden
- Spacious kitchen/dining room with range of base and eye level units with complementary worktops, inset gas hob with extractor fan and electric oven, space for appliances, table and chairs, built in storage cupboards and rear aspect window enjoying view over garden
- Three good size bedrooms: bedroom 1 & 2 with built in wardrobes
- Modern shower room with walk-in double shower cubicle, wash hand basin and WC
- New flush double glazing and composite front door (fitted in 2018) and gas heating
- New slate roof and guttering (fitted in 2017)
- Outside: a five-bar gate giving access to ample off-road parking. The rear garden is generously sized laid to patio with an abundance of mature flower, tree and shrub borders. To one side, two garden sheds can be found with views from the rear over open grazing fields

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

EPC RATING: D COUNCIL TAX BAND: D













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

Gross Internal Floor Area: approx 99.8 sq.metres (1075 sq. feet)



LJT Surveying

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

Plan not to scale and for illustrative purposes only.All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property.
LJT Surveying Ringwood

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