



Wimborne
Dorset, BH21 2GG

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FREEHOLD PRICE: £335,000

A deceptively spacious two double bedroom semi detached house with generous size garden and parking for two cars located in a cul-de-sac location within easy reach of riverside walks and the town centre.

- Entrance lobby ideal for coats and shoes
- Sitting room with picture window overlooking the cul-de-sac
- Cloakroom with wall mounted wash hand basin and WC
- Kitchen/diner with range of high gloss units and complementary worktops, built-in oven, extractor hood and gas hob, integrated dishwasher, washer/dryer and fridge freezer, space for table and chairs, rear aspect window and French door to garden
- Two double bedrooms: main bedroom with built in wardrobe and cupboard
- Family bathroom with shower over the bath, wash hand basin and WC
- Generous size rear garden with patio, lawn and two sheds with fence surround and gated access to the front with two brick paviour parking spaces
- Maintenance: We understand from the vendor this is £210 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.

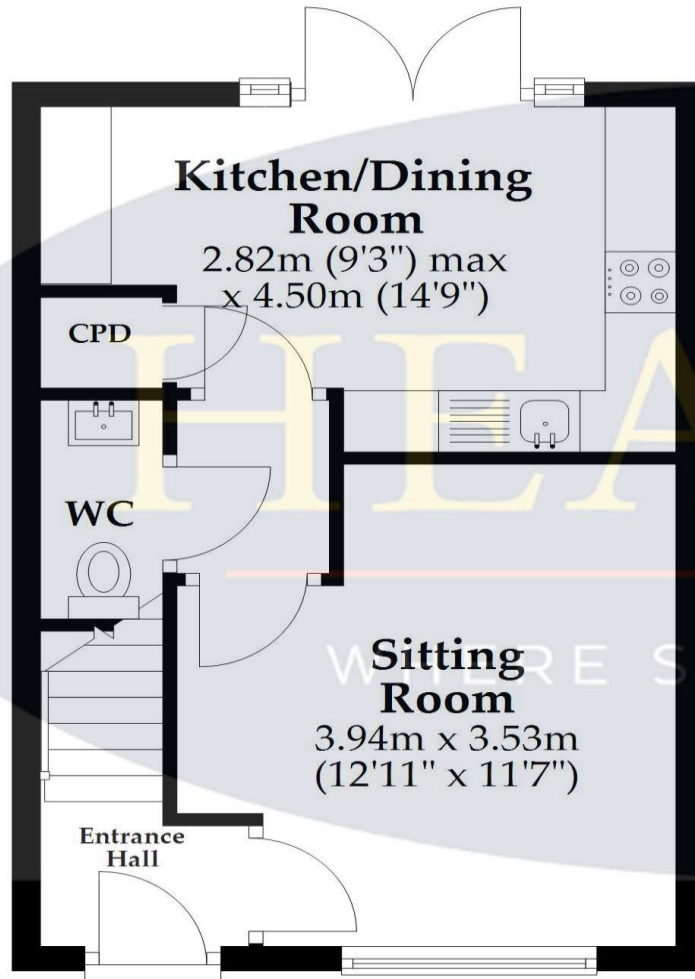
COUNCIL TAX BAND: C EPC RATING: B

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

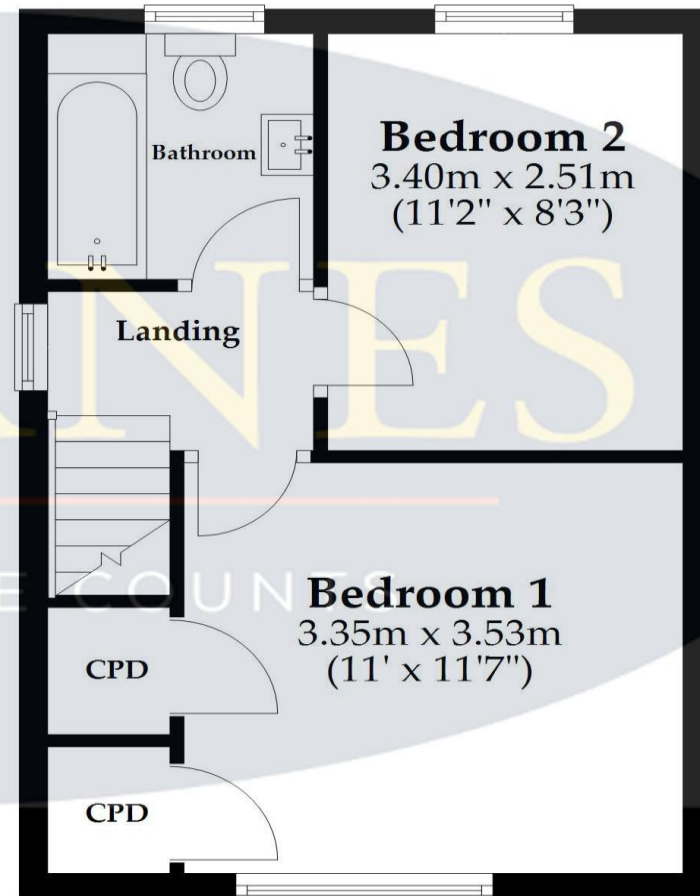
Approx. 30.8 sq. metres (331.7 sq. feet)



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

First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



Total area: approx. 61.6 sq. metres (663.4 sq. feet)

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



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