



**Wimborne
Dorset, BH21 2GA**

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FREEHOLD PRICE £300,000

A well presented two-bedroom semi-detached home with a south facing garden and off-road parking, situated in the sought after Quarterjack Park development in Wimborne. NO FORWARD CHAIN.

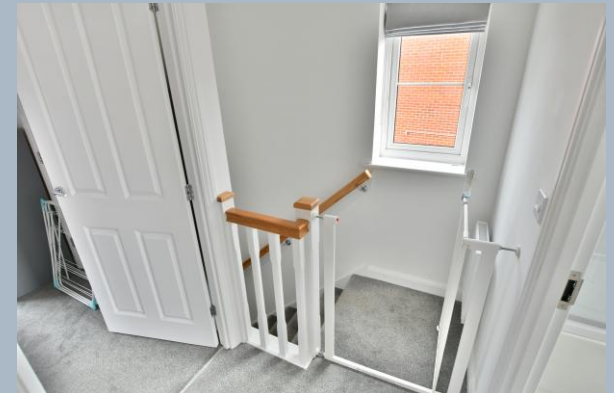
- Entrance hallway with space for cloaks
- Cosy sitting room with front aspect
- Inner hallway with cloakroom
- Modern kitchen/dining room with range of base and eye level units with complementary worktops, inset gas hob with electric oven below and extractor fan over, integrated fridge freezer, washing machine and dishwasher, additional cupboards and storage cupboard, space for table and chairs and French doors leading to garden
- Two double bedrooms: main bedroom with built in wardrobes and storage cupboard
- Contemporary bathroom with white three-piece suite with shower over bath, ladder style heated towel rail and shaver point
- Double glazing and gas heating
- Estate maintenance charge: we understand from the vendor is approximately £210 per annum
- The seller is able to offer up to £2,000 towards the buyers legal fees, subject to terms and conditions
- Outside: brick pavia driveway giving off-road parking and south facing rear garden with patio and lawn area with garden shed, enclosed by panel fencing

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

EPC RATING: B

COUNCIL TAX BAND: C

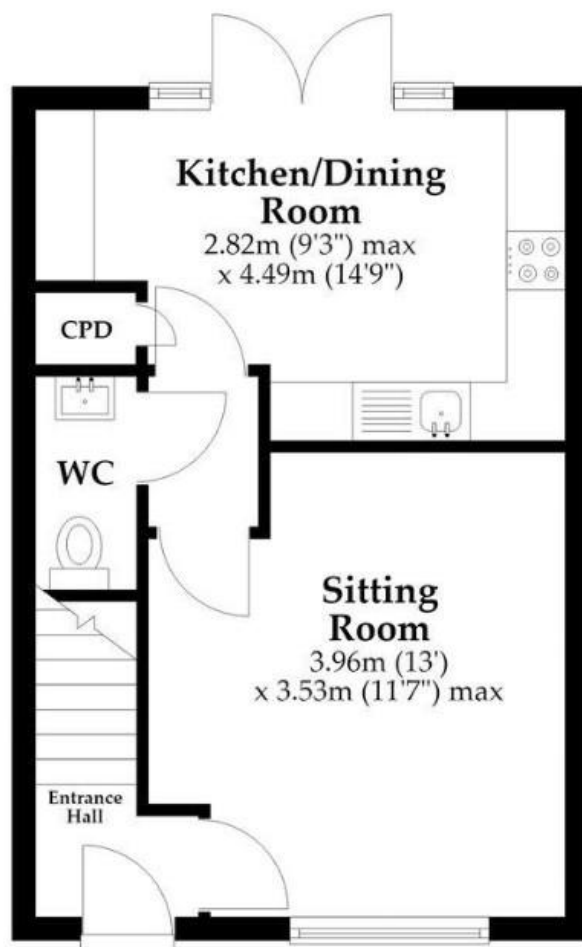
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



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

Ground Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



Total area: approx. 62.0 sq. metres (666.9 sq. feet)

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



