



HEARNES
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**Wimborne
Dorset, BH21 1AU**

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FREEHOLD PRICE £350,000

A well presented three-bedroom town house with a spacious sitting/dining room and modern kitchen situated in a popular location with garage in a block.

- Large entrance porch with seating leading to entrance hallway
- Spacious sitting/dining room with understairs storage cupboard and front aspect picture window
- Inner hallway with cloakroom
- Modern fitted kitchen with range of base and eye level units with complementary worktops, inset halogen hob with extractor fan over and adjacent double oven, integrated fridge freezer and dishwasher
- Conservatory with patio door to garden
- Three good size bedrooms: bedroom one and two benefitting from fitted wardrobes
- Family bathroom with white three-piece suite, fully tiled, ladder style heated towel rail and shaver point
- Double glazing and gas heating
- Outside: front garden with small lawn area with shrubs and pathway with steps to front door. Rear garden has two sun decking areas and steps up to shingle area with ornamental fishpond and shed. Rear access gate leading to garage in block

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: C

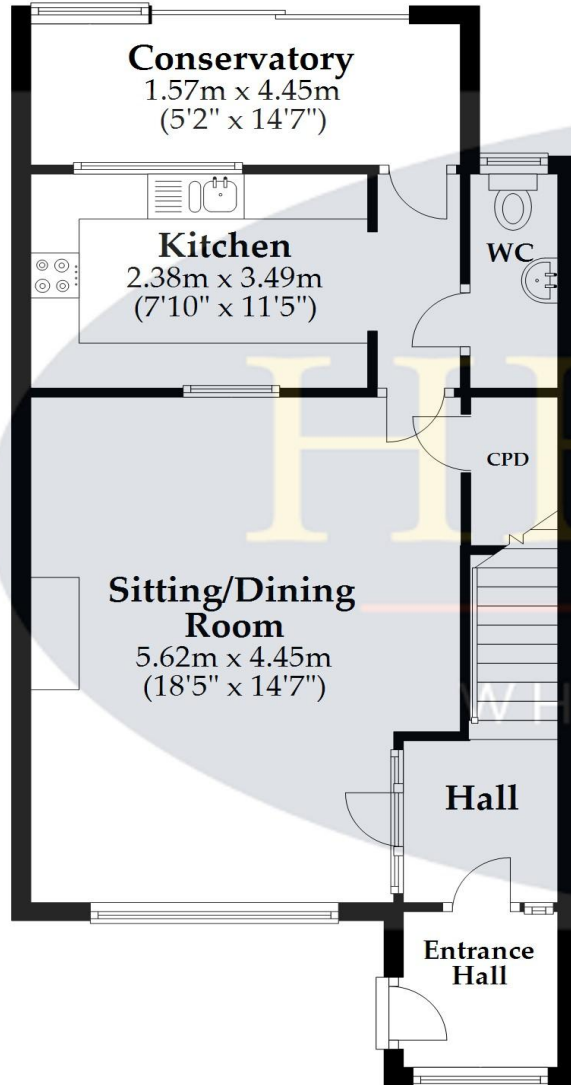
EPC RATING: C

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.



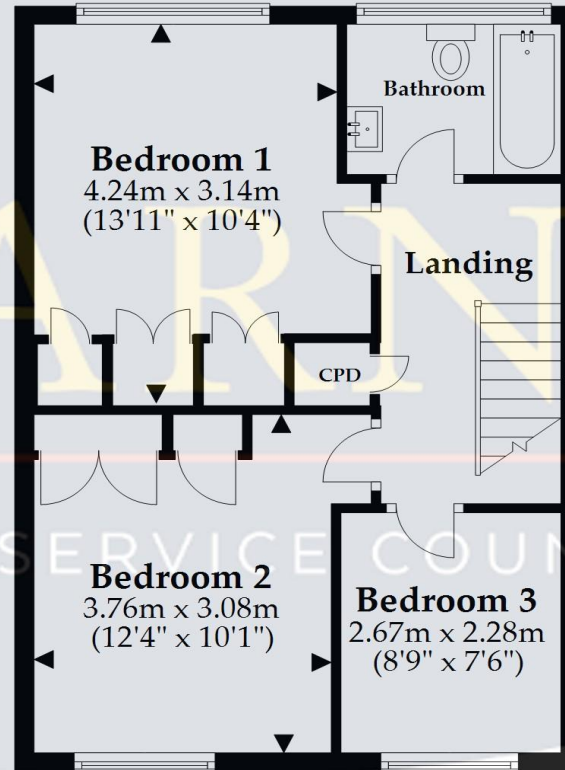
Ground Floor

Approx. 54.6 sq. metres (587.6 sq. feet)



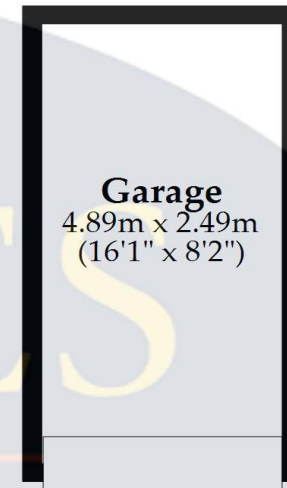
First Floor

Approx. 44.6 sq. metres (479.8 sq. feet)



Garage

Approx. 12.2 sq. metres (131.1 sq. feet)



Total area: approx. 111.3 sq. metres (1198.4 sq. feet)

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



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