HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 2PX



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FREEHOLD PRICE £395,000

An extended well proportioned two double bedroom, two reception room detached chalet style house with garage and parking for two cars set on an elevated generous plot with far reaching views across to Bournemouth. It is located in a quiet cul de sac of mainly bungalows and close to countryside and walks from the doorstep. NO FORWARD CHAIN.

- Entrance hall with large picture window and front aspect
- The kitchen is finished in a range of laminated units with complementary worktops, oven, microwave, four ring gas hob, integrated fridge and space for dishwasher
- Ground floor bathroom with bath and shower over, wash hand basin and WC
- Cloakroom with wall mounted wash hand basin and WC
- Generous size sitting room with picture window overlooking the front garden and a step down to dual aspect dining room with views over the garden
- Ground floor double bedroom with garden views
- First floor double bedroom with far reaching views towards Bournemouth and two head high eaves storage with enough space for a second bedroom or large bathroom
- Outside: Set on a south facing corner plot with off road parking for two cars and garage. Rear and side gardens laid to lawn with a large south facing elevated patio ideal for al fresco dining and greenhouse

The Vineries is a quiet development of similar homes and has walks from the doorstep over a large parkland called 'By The way Field'. It is approximately two miles from the town centre where you will find an abundance of shops, public houses, coffee shops and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: 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.











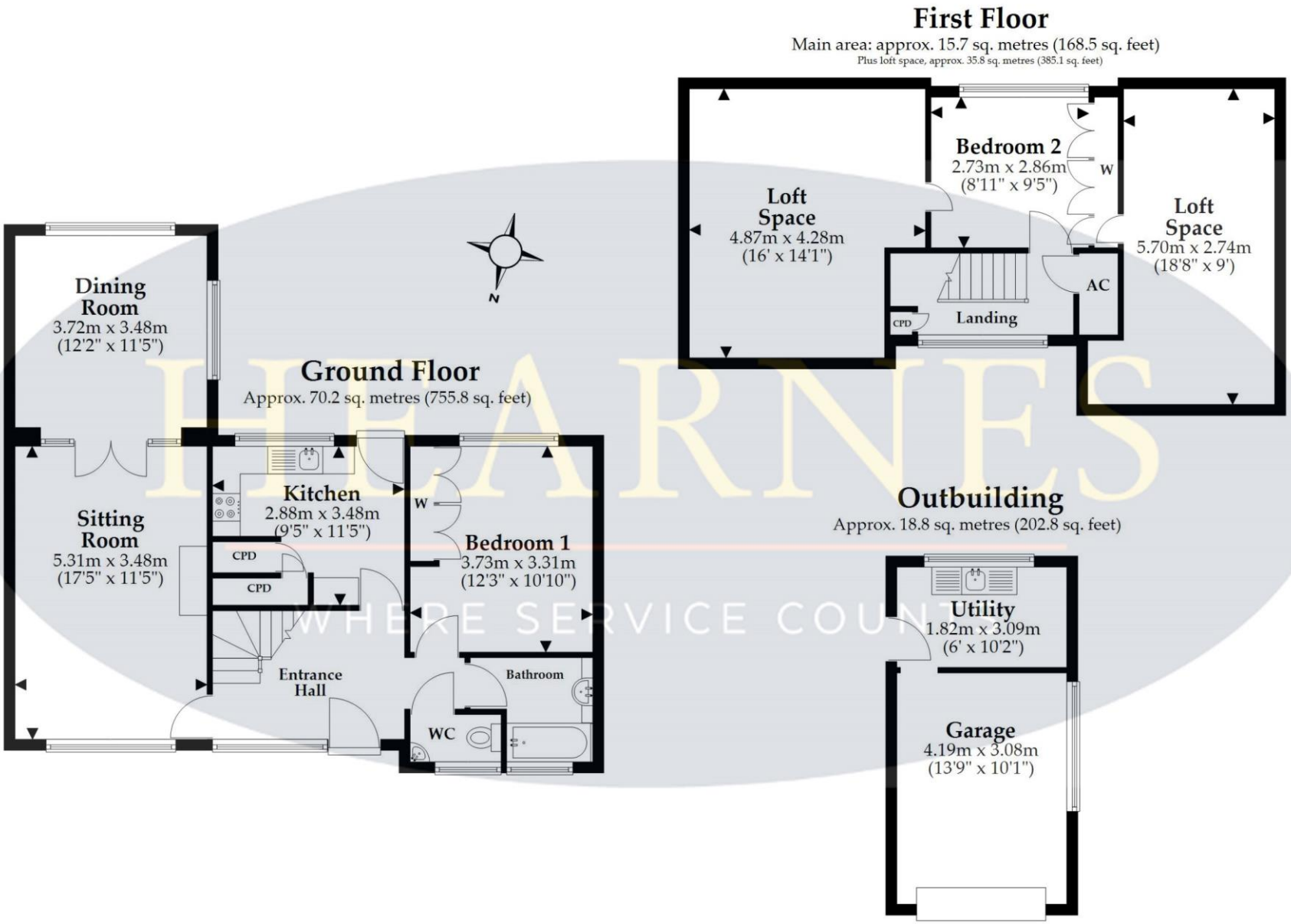












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Main area: Approx. 104.7 sq. metres (1127.0 sq. feet)

Plus loft space, approx. 35.8 sq. metres (385.1 sq. feet)

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

LJT SURVEYING




FOR SALE









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