



Wimborne
Dorset, BH21 2GF

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FREEHOLD PRICE: £390,000

A well presented three bedroom, three story semi detached home with modern kitchen and bathrooms and two allocated parking spaces in a sought after new development.

- Entrance hallway with wood effect quality laminated flooring throughout ground floor
- Modern cloakroom with WC and wash hand basin
- Spacious sitting room with storage cupboard and rear aspect window with French doors to garden
- Kitchen 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 and dishwasher, space for washing machine. Front aspect window
- Two double first floor bedrooms with built-in wardrobes and 'Jack and Jill' bathroom to bedroom two
- Bathroom with white modern suite
- Second floor main bedroom 28'5" x 13'4" with built-in cupboard and dual aspect
- Modern en suite shower room with double shower cubicle, wash hand basin and WC
- Double glazing and gas heating
- Outside: two allocated parking spaces. The rear garden has a patio leading to lawn area enclosed by panel fencing.
- Maintenance: We understand from the vendor that the annual maintenance fees are currently TBC

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: D EPC RATING: B

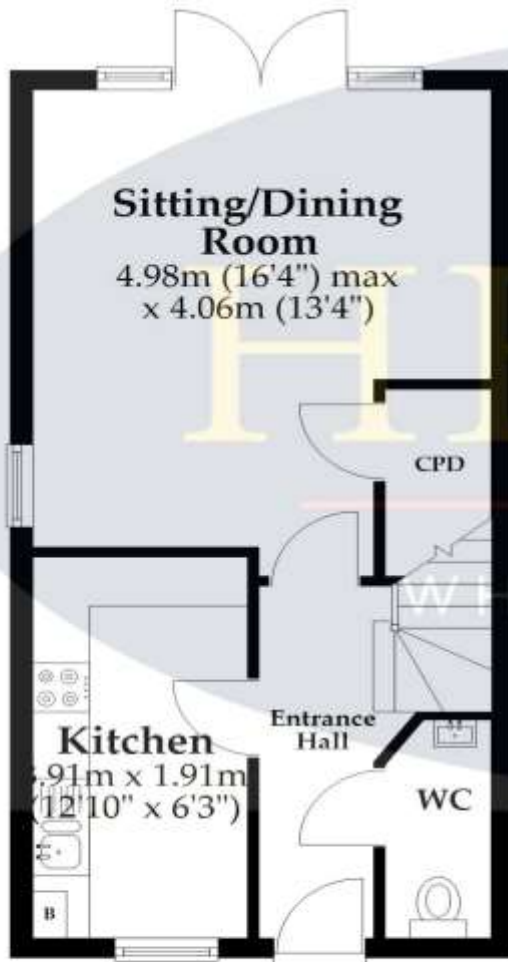
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Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

Ground Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.8 sq. feet)



Second Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 106.1 sq. metres (1141.9 sq. feet)

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



