



HIVE



71 POTTLE WALK
WIMBORNE
BH21 2FD



Agent's introduction

Beautifully presented four-bedroom townhouse set over three floors with stunning riverside views. Just a short walk from Wimborne town centre, featuring a spacious kitchen/diner, south-facing patio and garden, two bathrooms, and two allocated parking spaces.







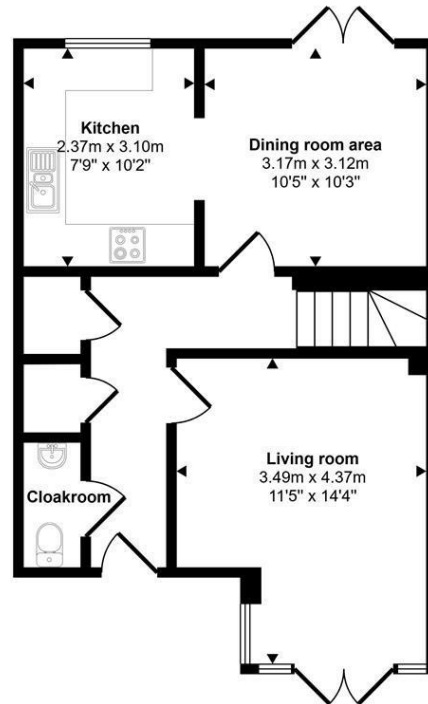
Property highlights

- Beautiful south facing four-bedroom townhouse arranged over three floors
- Stunning riverside and water meadow views throughout
- Just a 15-minute stroll to Wimborne town centre
- Spacious sitting room with French doors to decking and front garden
- Stylish kitchen diner with French doors to rear garden
- Four well-proportioned bedrooms
- Principal bedroom/reception room with attractive river views
- Top floor bedroom with en suite shower room
- Low-maintenance private rear garden ideal for entertaining
- Two allocated parking spaces to the rear of the property



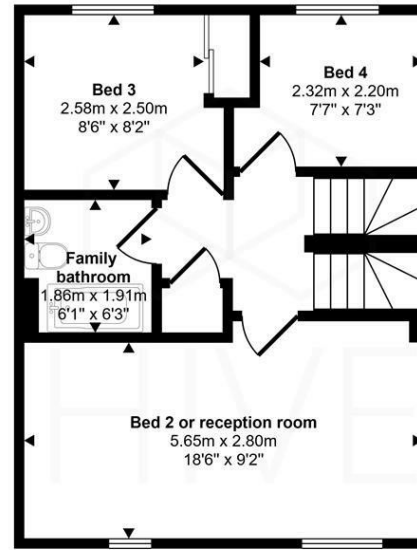
Floor plan and EPC

Approx Gross Internal Area
120 sq m / 1296 sq ft

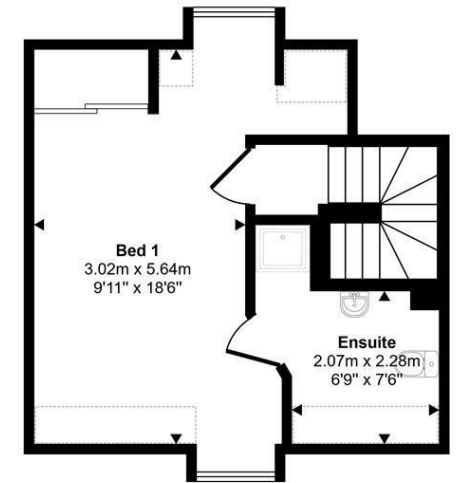


Ground Floor
Approx 46 sq m / 490 sq ft

Denotes head height below 1.5m



First Floor
Approx 43 sq m / 460 sq ft



Second Floor
Approx 32 sq m / 346 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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