



**Wimborne
Dorset, BH21 1XL**

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FREEHOLD PRICE: £270,000

A two double bedroom terrace home with a spacious sitting/dining room and good size rear garden in need of some updating with an allocated parking space overlooking open green. NO FORWARD CHAIN.

- Entrance porch
- Spacious sitting/dining room with understairs storage cupboard and front aspect window
- Kitchen with range of base units with complementary worktops, space for appliances, cupboard housing gas boiler, rear aspect window and door to garden
- Two double bedrooms
- Bathroom in need of modernisation
- Double glazing and gas heating
- Outside: the property is situated in front of an open green with pathway and small lawn at the front. The rear garden has a patio leading on to a good size lawn with further patio and access to allocated parking space

This property is situated in a popular location, conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately 2.5 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

EPC RATING: D COUNCIL TAX BAND: C

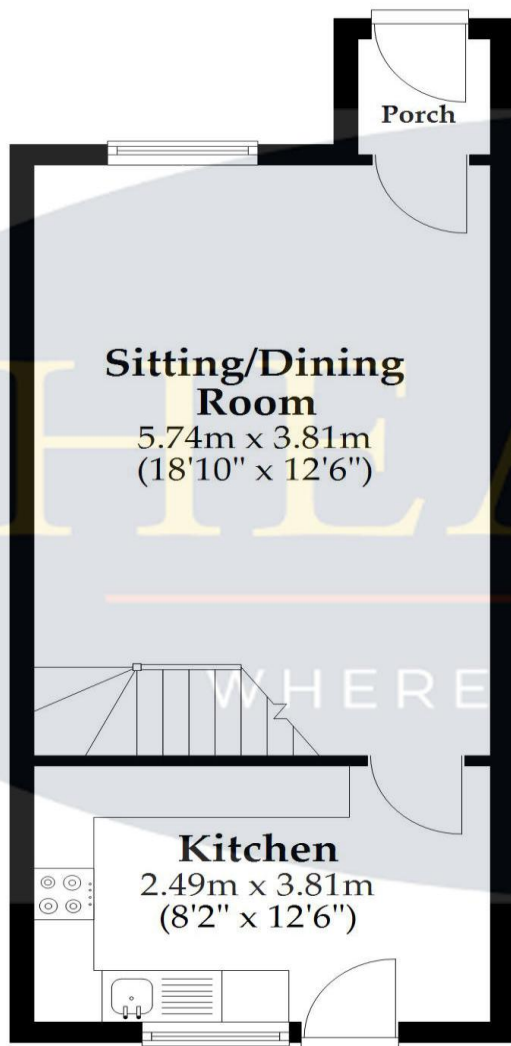
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

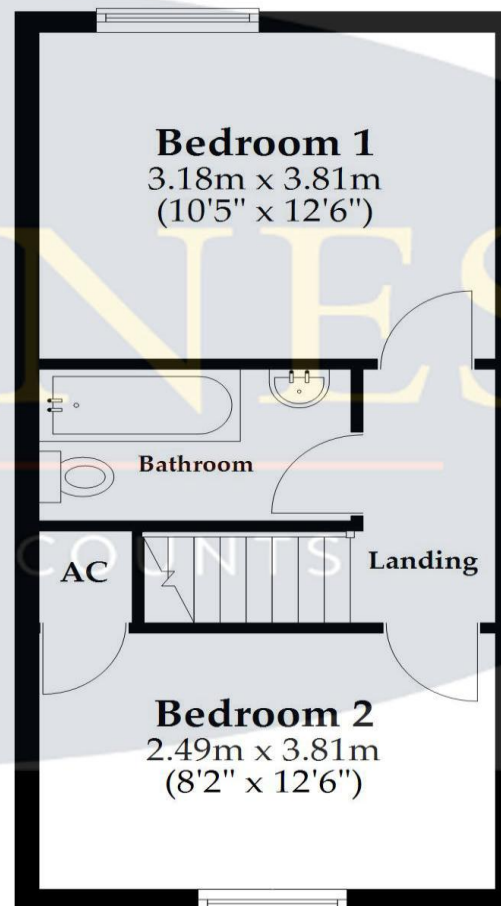
Ground Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



Total area: approx. 64.8 sq. metres (697.5 sq. feet)

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



