

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 1BH

Wimborne, Dorset, BH21 1BH

FREEHOLD PRICE: £395,000

An attractive character older style four bedroom semi detached home offering spacious and versatile accommodation ideal for families seeking flexible living space. The property enjoys a generous size garden and off road parking and is situated in a sought after location just a short stroll from picturesque riverside walks and the town centre.

- NO FORWARD CHAIN
- Entrance porch leading to entrance hallway with storage cupboard
- Cosy sitting room with bay window
- Separate dining room
- Kitchen with range of base and eye level units, complementary worktops and space for appliances
- Inner hallway with door to garden and UTILITY AREA with space for washing machine and appliance
- Downstairs bathroom with three piece suite
- Three/four bedrooms. Bedroom four/dressing room with en suite shower room
- Outside: Small lawn area with path to front door. Mature side hedging. Rear garden with good size lawn, decking area and hard standing to the rear with double gates giving off road parking

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: C EPC RATING: D

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.



Ground Floor

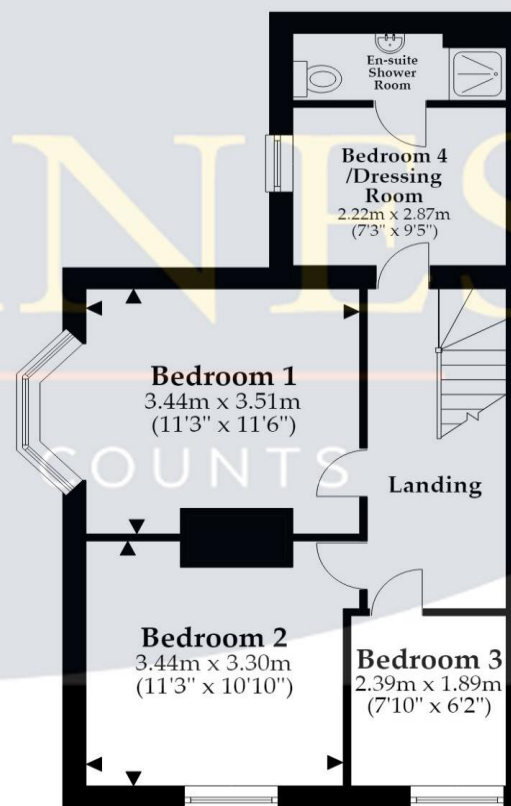
Main area: approx. 55.9 sq. metres (601.6 sq. feet)

Plus store, approx. 1.8 sq. metres (19.5 sq. feet)
(excluding Storm Porch)



First Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



Main area: Approx. 103.7 sq. metres (1116.4 sq. feet)

Plus store, approx. 1.8 sq. metres (19.5 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

