

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 4EX

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FREEHOLD PRICE: £330,000

A well presented two double bedroom, two bathroom semi detached home with two off road parking spaces situated on the Award-winning Bloor development within approximately a mile of the town centre.

- Good size sitting room with storage cupboard and front aspect
- Spacious kitchen/breakfast room with range of base and eye level units and complementary worktops, inset hob and oven below, extractor hood, space for dishwasher, built in fridge freezer, space for table and chairs, French doors leading to garden
- Utility area with space and plumbing for washing machine, worktop and additional cupboards
- Cloakroom with wash hand basin and WC
- Two double bedrooms
- Main bedroom with recess for wardrobe and en suite shower room with over size shower cubicle, wash hand basin and WC
- Modern bathroom with white three piece suite
- Two allocated parking spaces
- Rear garden has paved patio area and lawn with garden shed and enclosed by panel fencing
- Maintenance: We understand from the vendor there is a communal maintenance charge of approximately £180 per annum

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 approximately a mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: C EPC RATING: B

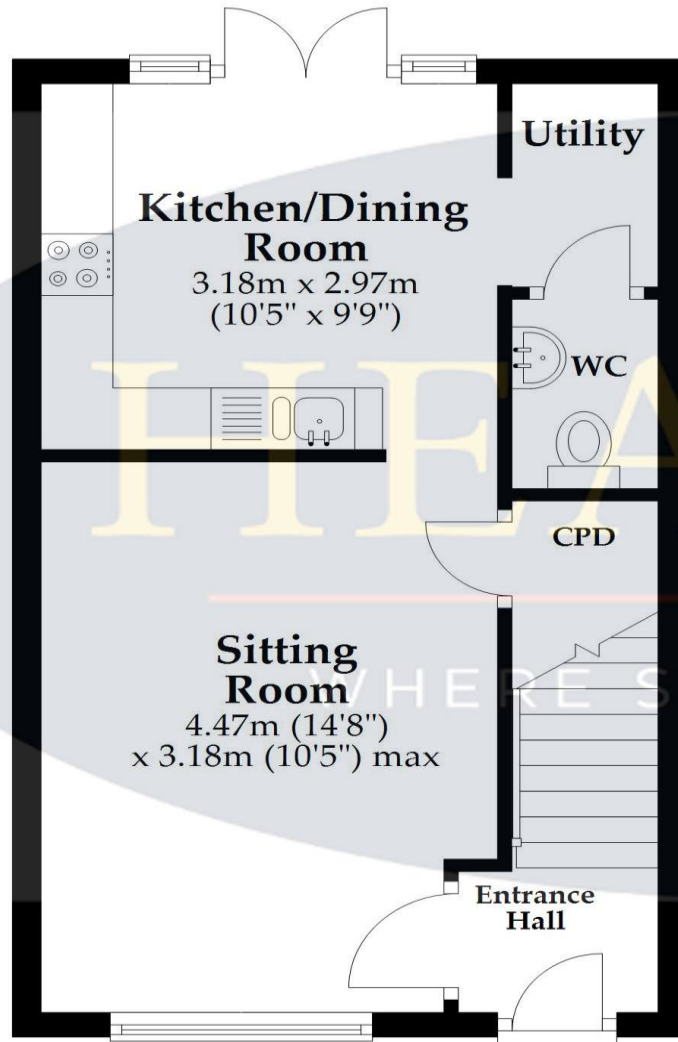
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

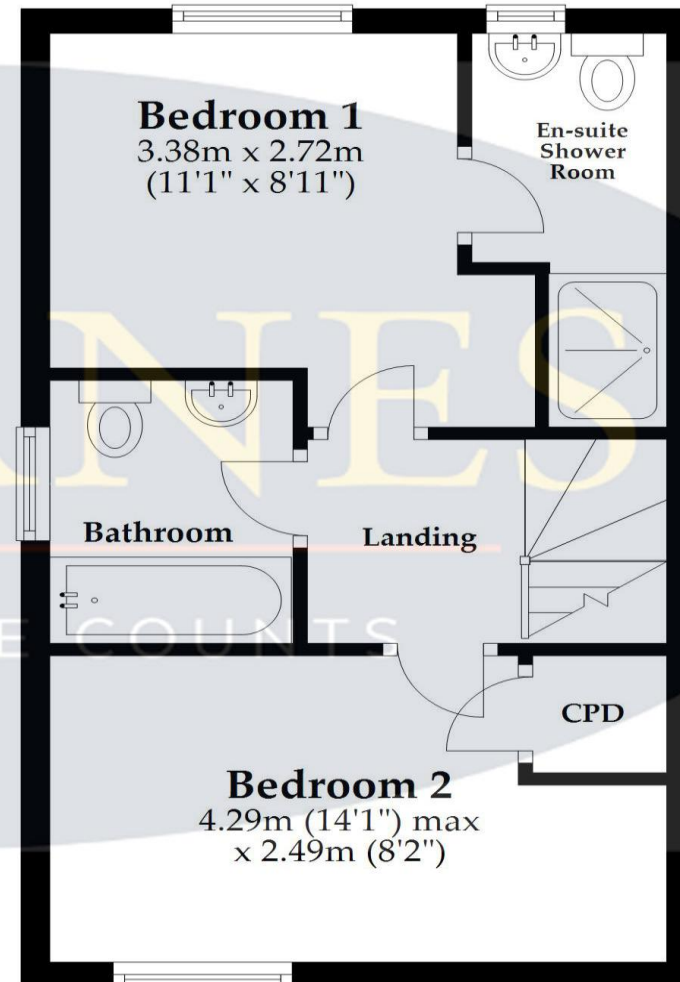
Ground Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



Total area: approx. 65.6 sq. metres (706.3 sq. feet)

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



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