

HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 2AD**

FOR SALE



Wimborne, Dorset, BH21 2AD

FREEHOLD PRICE: £475,000

A well presented and spacious detached family home offering three bedrooms and a stunning kitchen/lifestyle room on a good size plot with off road parking and within close proximity of the town centre.

- Entrance porch leads to entrance hallway
- Cosy sitting room with inset wood burner and front aspect bay window
- Stunning kitchen/lifestyle room. Kitchen with range of large drawers and larder cupboards with space for appliances, French doors to garden and further side door to patio. Lifestyle room with space for table and chairs and sofa, cloaks cupboard
- Downstairs modern shower room which is fully tiled
- Three good sized bedrooms
- Modern bathroom with shaped enclosed bath, vanity unit with wash hand basin, WC, ladder style towel rail and fully tiled
- Double glazing and gas heating
- Outside: A shingle driveway giving off road parking for a number of cars, a side storage room that gives access to the rear garden. There is a studio/home office benefiting from power and lighting and French doors. The garden has a large terrace patio area leading to lawn area with greenhouse and decking area, the garden being enclosed by panel fencing

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

COUNCIL TAX BAND: D EPC RATING: 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.

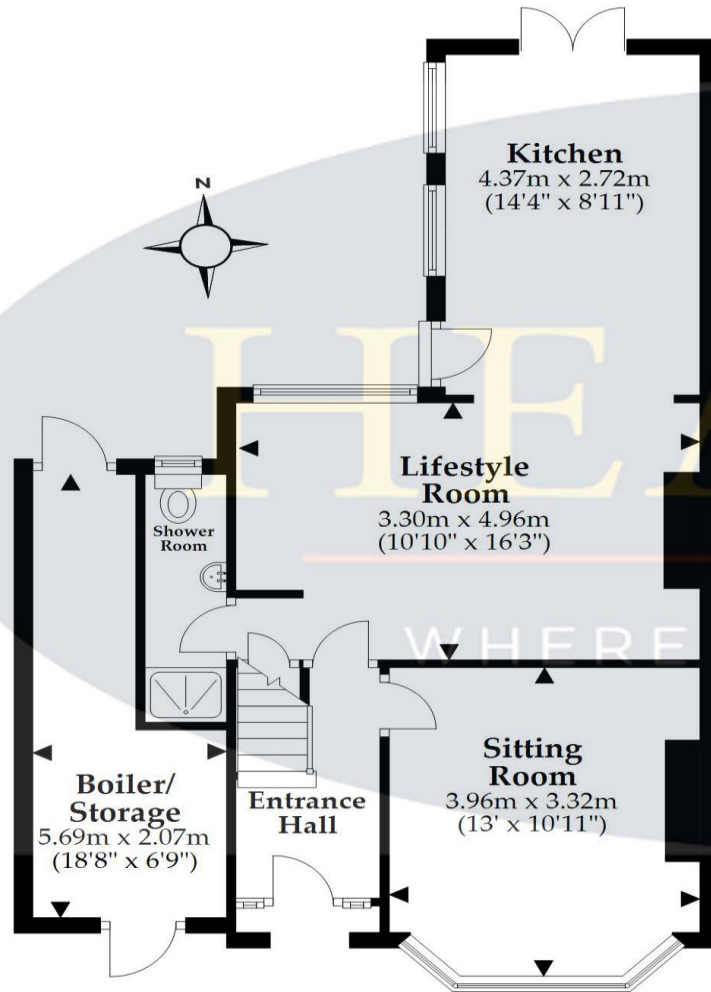


Ground floor



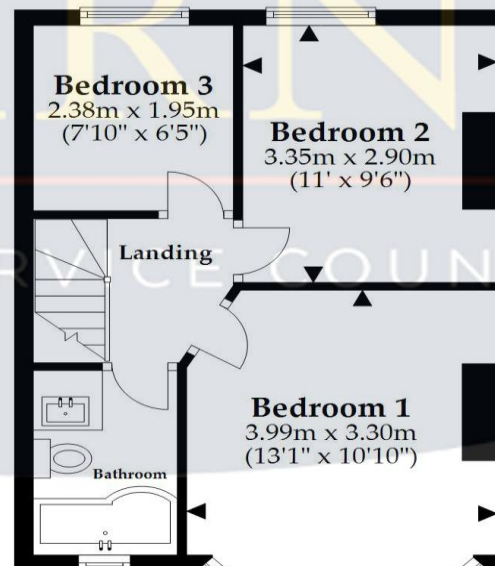
Ground Floor

Main area: approx. 49.5 sq. metres (532.4 sq. feet)
Plus boiler/ storage, approx. 8.6 sq. metres (92.5 sq. feet)



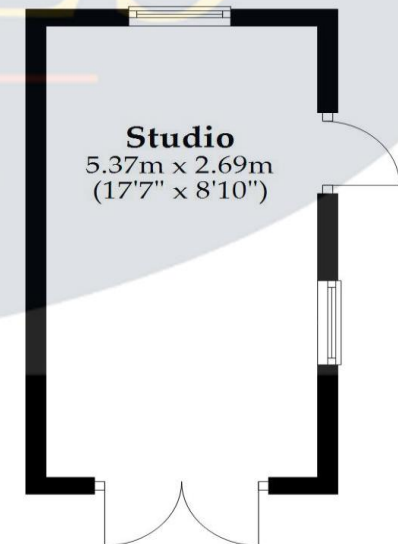
First Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



Outbuilding

Approx. 14.4 sq. metres (155.5 sq. feet)

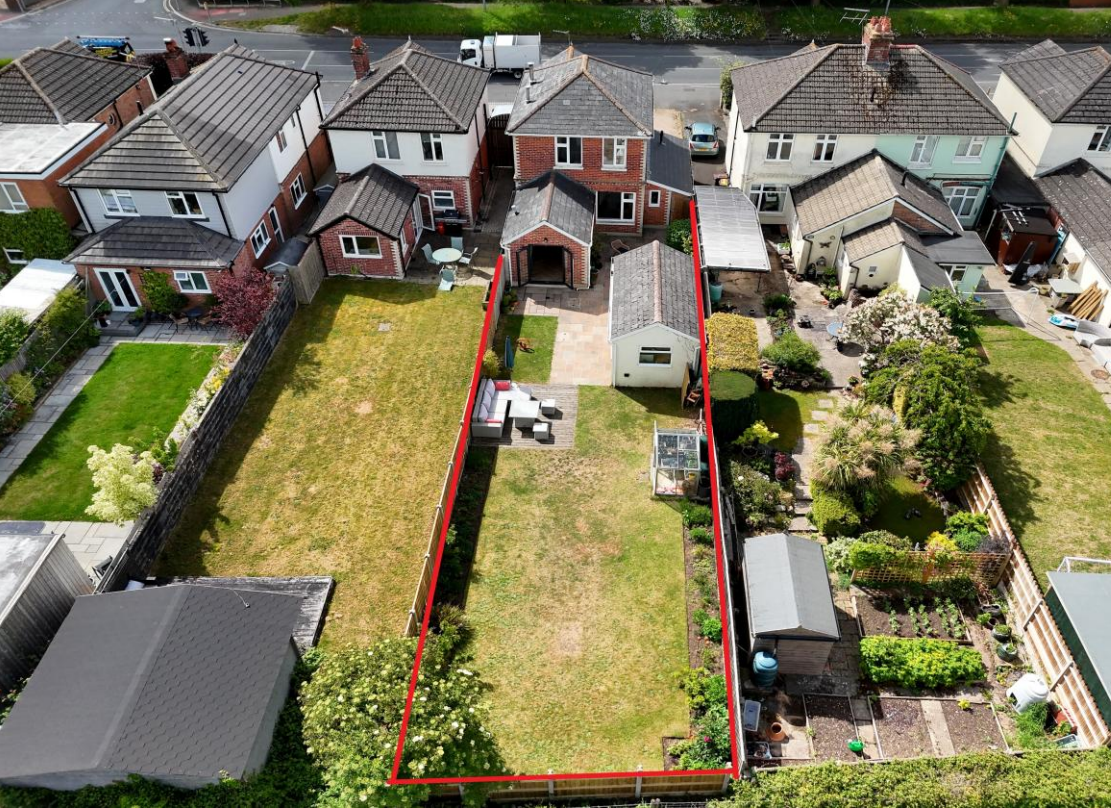


Main area: Approx. 84.0 sq. metres (904.5 sq. feet)

Plus outbuildings, approx. 14.4 sq. metres (155.5 sq. feet)
Plus boiler/ storage, approx. 8.6 sq. metres (92.5 sq. feet)

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





HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD