



# HEARNES

WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 1JP

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## FREEHOLD PRICE: £475,000

A well-presented end of terrace townhouse offering spacious and versatile accommodation throughout. The property features three generously sized bedrooms, including en suite to main bedroom, situated within an attractive gated development enjoying a convenient location within easy walking distance of Wimborne town centre. NO FORWARD CHAIN.

- Spacious entrance hallway with feature wood effect flooring throughout the sitting room and dining room with understairs storage cupboard
- Cloakroom with WC, wash hand basin and cupboard housing gas boiler
- Good size sitting room with fireplace and inset gas coal effect fire (not tested) and French doors to patio garden
- Large dining room with rear aspect and fitted wooden shutters
- Kitchen with range of base and eye level units with complementary stone worktops, inset hob with oven below and extractor fan over, integrated dishwasher and space for appliances
- Three generous size bedrooms, main bedroom with fitted wardrobes and modern en suite shower room, second bedroom with built in wardrobe and third bedroom currently used as a study with built in bookcase
- Family bathroom with three-piece white suite
- Double glazing and gas heating
- Outside: small patio area bordered by low level walling and balustrade leading to front door. Low maintenance courtyard garden enclosed by brick walling with raised flowerbed borders and access gate to off-road brick paviour parking. Communal electric gates giving access into the development via Pye Lane
- Maintenance charge: we understand from the vendor is £200 per annum

The location of the property combines the advantage of the 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: E      EPC RATING: TBC

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.

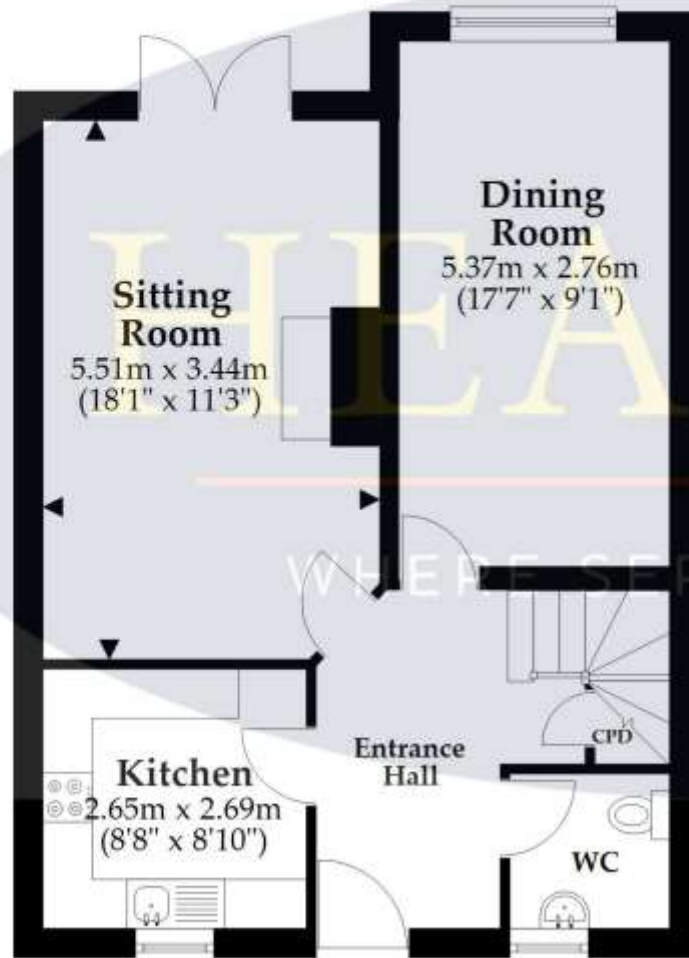






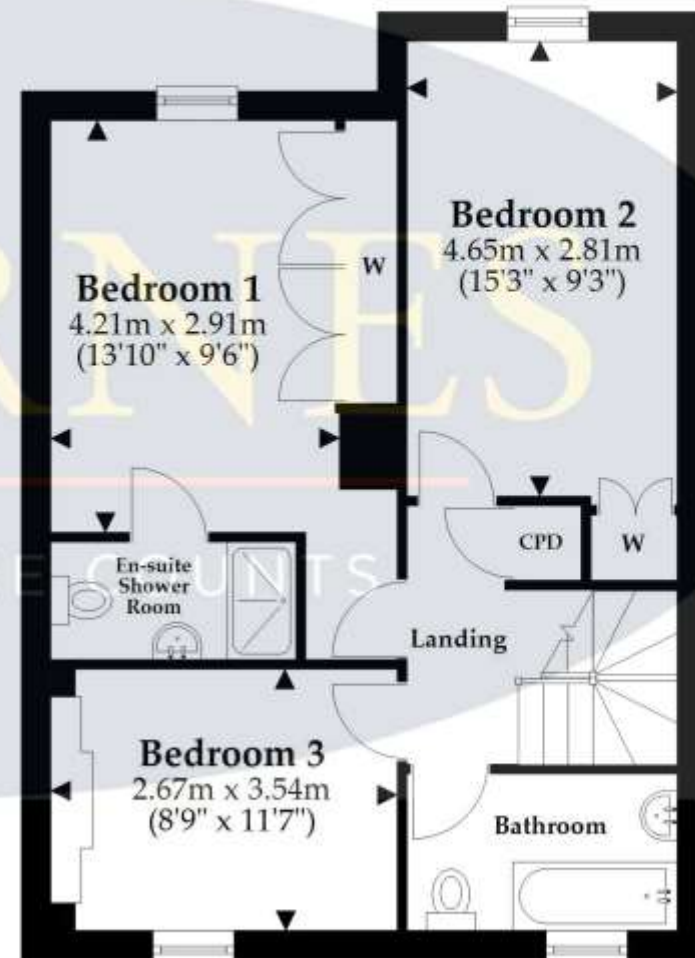
## Ground Floor

Approx. 55.1 sq. metres (593.1 sq. feet)



## First Floor

Approx. 55.4 sq. metres (596.7 sq. feet)



Total area: approx. 110.5 sq. metres (1189.8 sq. feet)

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







[www.hearnes.com](http://www.hearnes.com)

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