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FARRIERS CLOSE

WIMBORNE, DORSET , BH21 2UA



# GUIDE PRICE £340,000

- END TERRACE FAMILY HOME
- THREE BEDROOMS
- MODERN KITCHEN
- LOUNGE/DINING ROOM
- CUL-DE-SAC LOCATION
- GENEROUS REAR GARDEN
- GARAGE
- NO FORWARD CHAIN

The enclosed entrance porch has a tiled floor and useful space for coats and boots. Internal door gives access to the well proportioned sitting/dining room with open staircase rising to the first floor - there is ample floorspace for lounge seating and dining table and chairs and a sliding door to the rear leads out to the enclosed rear garden which enjoys a good degree of privacy with a sunny aspect.

The kitchen to the front of the property is fitted with a range of light fronted, contemporary style base and wall units. Appliances include an oven, hob, extractor and dishwasher and there is space and plumbing for a washing machine.

On the first floor, bedrooms one and two are doubles, whilst bedroom three is a single room. The stylishly appointed bathroom has a "P" shaped bath/shower, WC and wash hand basin with tiled floor and part tiled walls.

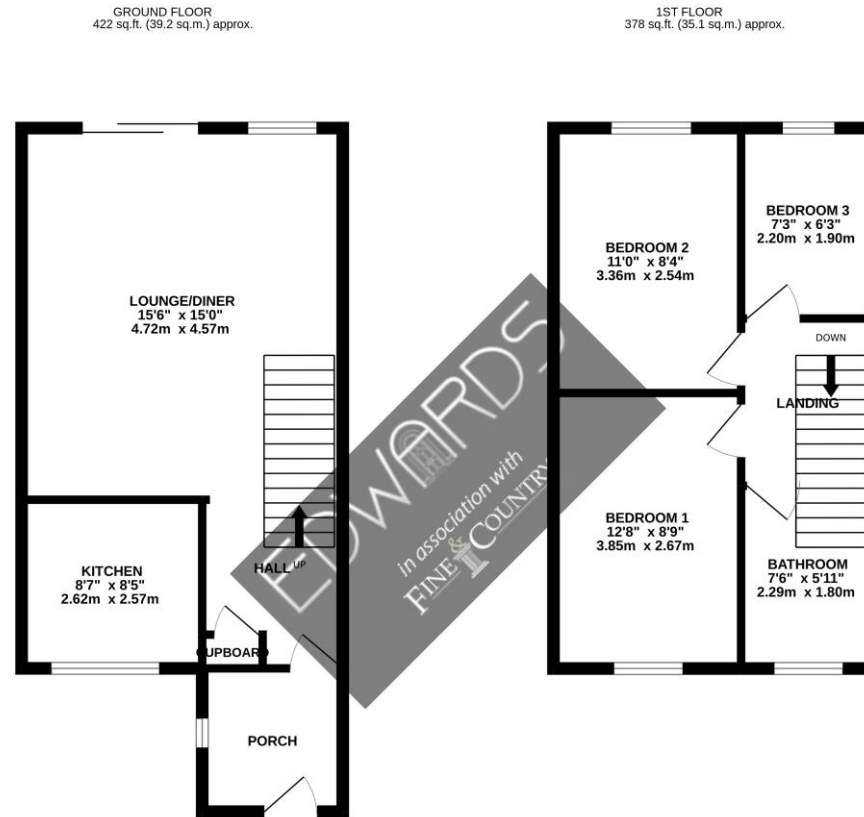
Outside, the property has a neatly landscaped frontage with paved path leading to the front door and there is parking alongside the property leading to an adjoining garage in a block. The rear garden is laid mainly to lawn, with planted borders and a secluded patio laid immediately to the rear elevation.

EPC: D

Council Tax Band: C



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TOTAL FLOOR AREA: 800 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Wimborne Sales Office

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