



15 STATION TERRACE, WIMBORNE, DORSET BH21 1RF

£220,000

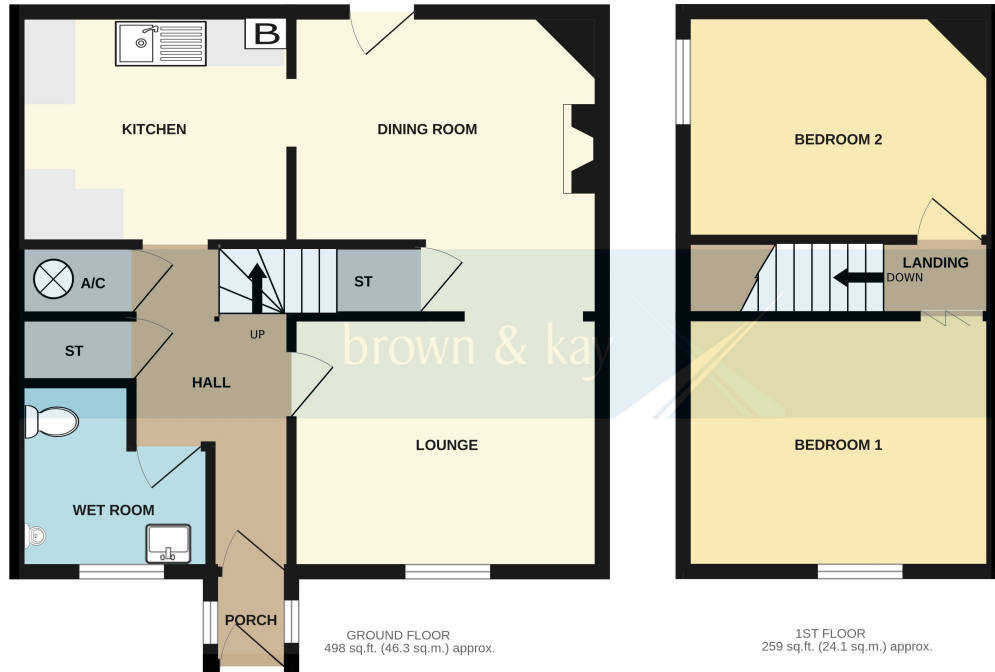
- REFURBISHMENT REQUIRED
- LEVEL SHORT WALK TO THE TOWN CENTRE
- GROUND FLOOR WET ROOM
- TWO BEDROOMS
- SOUGHT AFTER WIMBORNE
- LIVING & DINING ROOM
- COURTYARD GARDEN
- NO FORWARD CHAIN

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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Located a SHORT LEVEL WALK from the THRIVING MARKET TOWN of WIMBORNE is this TWO DOUBLE BEDROOM cottage offered for sale with NO FORWARD CHAIN. The home, now in need of REFURBISHMENT, offers an incoming buyer the opportunity to put their OWN STAMP on it!

ENTRANCE HALL

Via entrance porch, access to entrance hall with two large storage cupboards.

LIVING ROOM

12' 0" x 9' 11" (3.66m x 3.02m) UPVC double glazed window to the front.

DINING ROOM

12' 0" x 12' 0" (3.66m x 3.66m) maximum measurements. Feature fireplace, UPVC double glazed window to the rear, patio door to courtyard.

KITCHEN

10' 7" x 8' 10" (3.23m x 2.69m) Mix of base and eye level units, space for washing machine, tumble dryer, oven and fridge/freezer. UPVC double glazed window overlooking the rear.

WET ROOM

Frosted UPVC double glazed window to the front, w.c., sink and electric shower.

BEDROOM ONE

11' 7" x 9' 11" (3.53m x 3.02m) UPVC double glazed window to the front aspect.

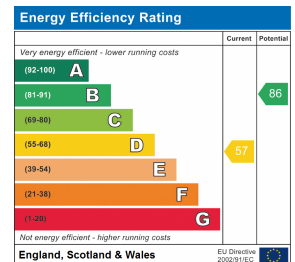
BEDROOM TWO

12' 0" x 8' 10" (3.66m x 2.69m) UPVC double glazed window to the side aspect.

COURTYARD GARDEN

Low maintenance courtyard area.

COUNCIL TAX - BAND C



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.