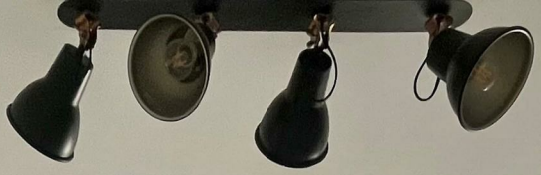


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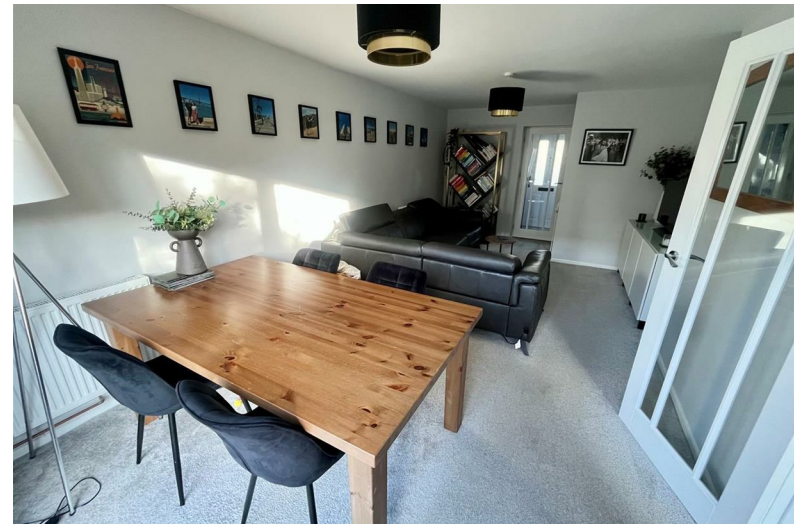
BARNES CRESCENT
WIMBORNE, BH21 2AZ



GUIDE PRICE £345,000

- REFURBISHED END TERRACE
- MODERN KITCHEN & BATHROOM
- THREE BEDROOMS
- GENEROUS FRONTAGE
- LOUNGE DINING ROOM
- LARGE REAR GARDEN
- OFF ROAD PARKING
- LARGE FRONTAGE
- CLOSE TO WIMBORNE TOWN CENTRE
- RIVER WALKS

VENDOR SUITED - This MODERN REFURBISHED three bedroom family home is located on the popular Leigh Park Estate and is an easy distance from Wimborne Town Centre and beautiful RIVER WALKS. The property benefits from a generous frontage with parking for two cars and a LARGE REAR GARDEN.



Internally, you are welcomed into an entrance porch and through to the large lounge/dining room, with access to the rear garden via patio doors.

The kitchen is spacious and light with beautifully tiled flooring and walls, a range of base and wall cabinets and an electric cooker and hob. There is space for a fridge freezer and a lovely outlook to the rear garden. Off the kitchen is a handy utility room with space for a washing machine, tumble dryer and further appliances. There is also a cloakroom with a WC and hand wash basin.

Upstairs, the property benefits from two double bedrooms and a single bedroom with space for a desk. There is a large airing cupboard and a modern family bathroom with a shower over the bath.

Additional Information

Energy Performance Rating: C

Council Tax Band: C

Tenure: Freehold

Flood Risk: Low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

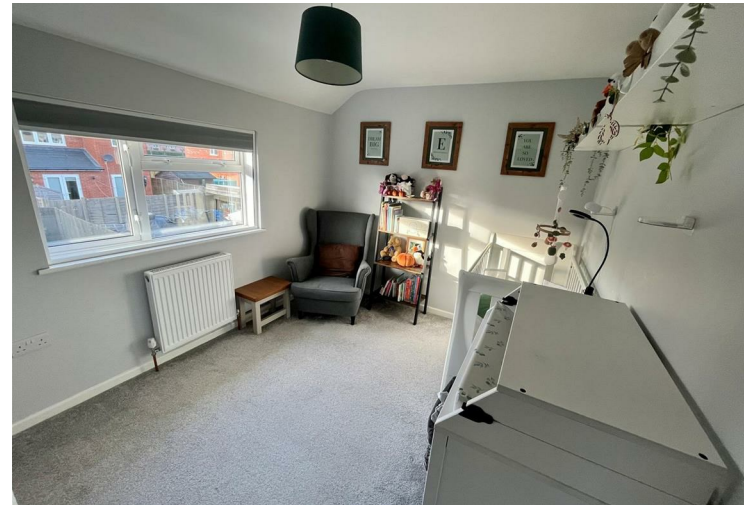
Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

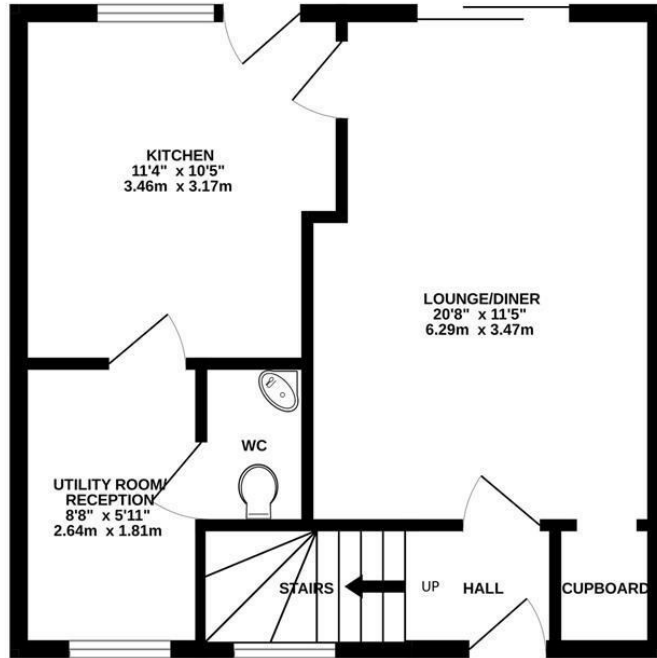
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

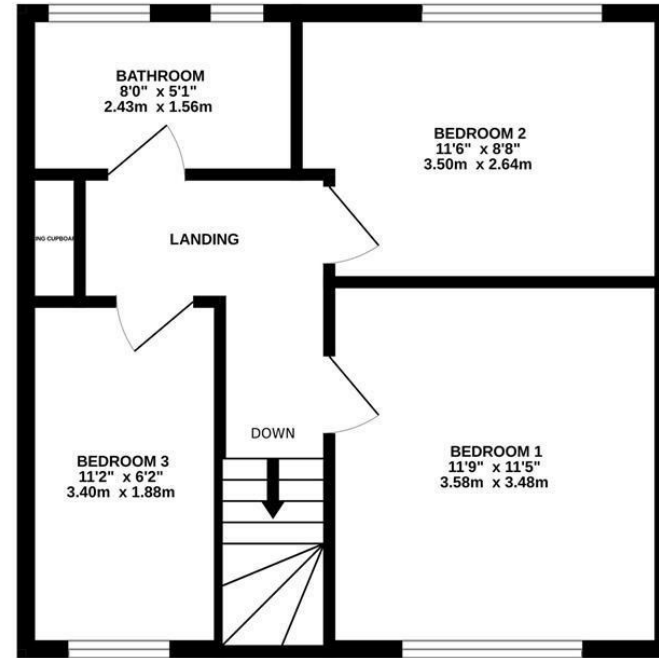
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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