



**HEARNES**

WHERE SERVICE COUNTS

**Merley**  
**Wimborne, Dorset, BH21 1XR**



# Merley, Wimborne, Dorset, BH21 1XR

## FREEHOLD PRICE: £275,000

A two bedroom semi detached bungalow with private garden, conservatory, carport and off road parking set in a cul de sac location within easy reach of local amenities.

- Entrance hall with storage cupboard
- Sitting room with bay window and front aspect
- Kitchen with a range of matt cream units and complementary worktops, electric oven, gas hob and extractor hood, space for washing machine and fridge freezer
- Two bedrooms both with space for wardrobes
- Modern shower room with tiled floor double walk-in shower, pedestal wash hand basin and WC
- Conservatory with floor to ceiling windows overlooking the garden
- Outside: Low maintenance front garden. Enclosed rear garden with patio, lawn and established shrub borders
- Off road parking and carport

This property is situated in a popular location, conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately 2.5 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

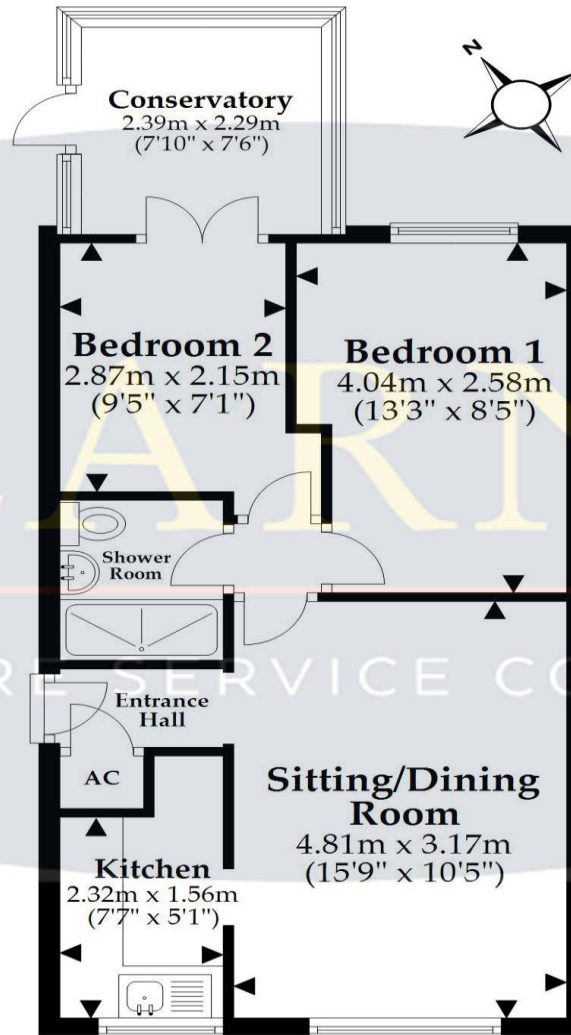
COUNCIL TAX BAND: C EPC RATING: C

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

Approx. 48.9 sq. metres (526.2 sq. feet)



Total area: approx. 48.9 sq. metres (526.2 sq. feet)

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





