



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1QS**

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FREEHOLD PRICE £450,000

A well presented two double bedroom detached bungalow with good size accommodation with off-road parking and storage garage in a sought after location.

- 'L' shaped entrance hallway with access to loft space
- Spacious sitting/dining room with feature wood burner and front aspect window
- Modern kitchen/breakfast room with range of base and eye level units and pan drawers, complimentary worktops with inset gas hobs with contemporary extractor fan over, double oven and space for appliances with French door to garden and door to conservatory
- Sun conservatory with French door to garden
- Two double bedrooms
- Bathroom with bath and separate shower cubicle, wash hand basin and WC
- Double glazing and gas heating
- Outside: Tarmac gives ample off-road parking leading to storage garage with personal door which could be reinstated by refitting a garage door. The front garden is enclosed by low walling with small lawn area with flower and shrubs. The rear garage is low maintenance with shingle area pond and a wealth of established shrubs and flowers. To the rear of the garden, two sheds can be found and a raised terrace with pergola. The garden is enclosed by panel fencing.

Merley Ways is a popular and quiet residential location approximately 1 mile from Wimborne town centre where coffee shops, shops, restaurants and the Tivoli theatre can be found. There are delightful walks along the River Stour and good local shopping facilities and doctors' surgery in nearby Oakley.

EPC RATING: E COUNCIL TAX BAND: D



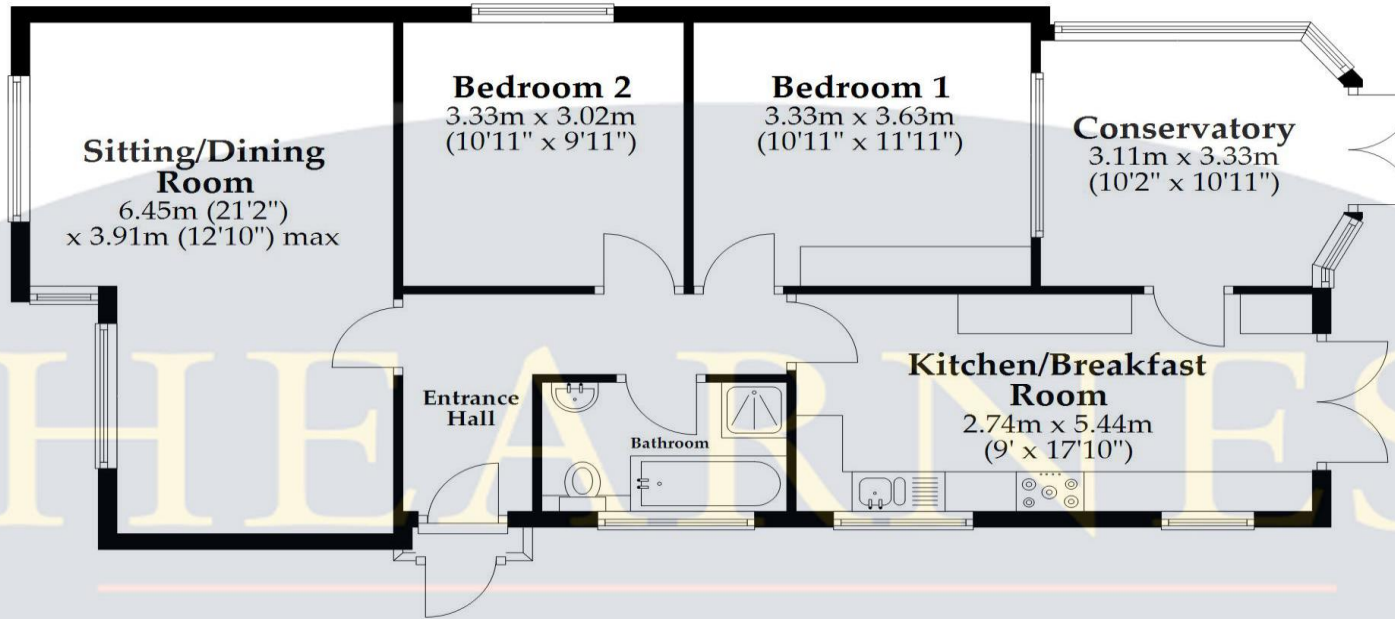
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

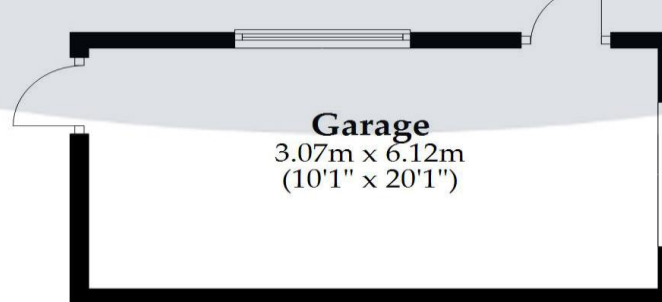
Approx. 83.4 sq. metres (897.3 sq. feet)



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Garage

Approx. 18.8 sq. metres (202.5 sq. feet)

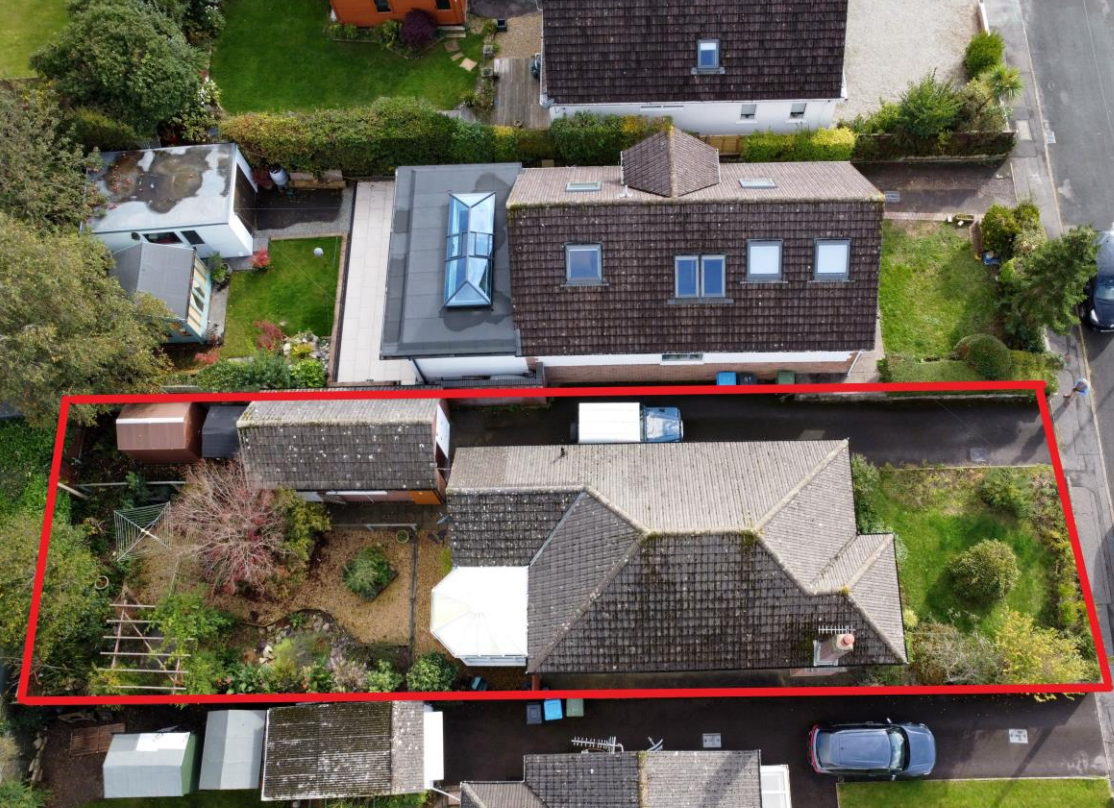


Total area: approx. 102.2 sq. metres (1099.7 sq. feet)

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







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