

HEARNES

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Merley  
Wimborne, Dorset, BH21 1SW

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## FREEHOLD PRICE: £389,000

A spacious two double bedroom detached bungalow with off road parking and garage in a quiet and desirable cul de sac location. NO FORWARD CHAIN.

- UPVC front door leading to entrance hallway
- Spacious sitting/dining room with dual aspect
- Good size kitchen/breakfast room with range of base and eye level units and complementary worktops, space for appliances, window and side door to garden
- Two double bedrooms
- Double glazing and part electric heating
- NO FORWARD CHAIN
- Outside: Off road parking leading to single detached garage. The front garden is laid to lawn. Access down one side leads to the sizeable rear garden with patio, lawn area and mature shrub borders, enclosed by timber fencing

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 2.2 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

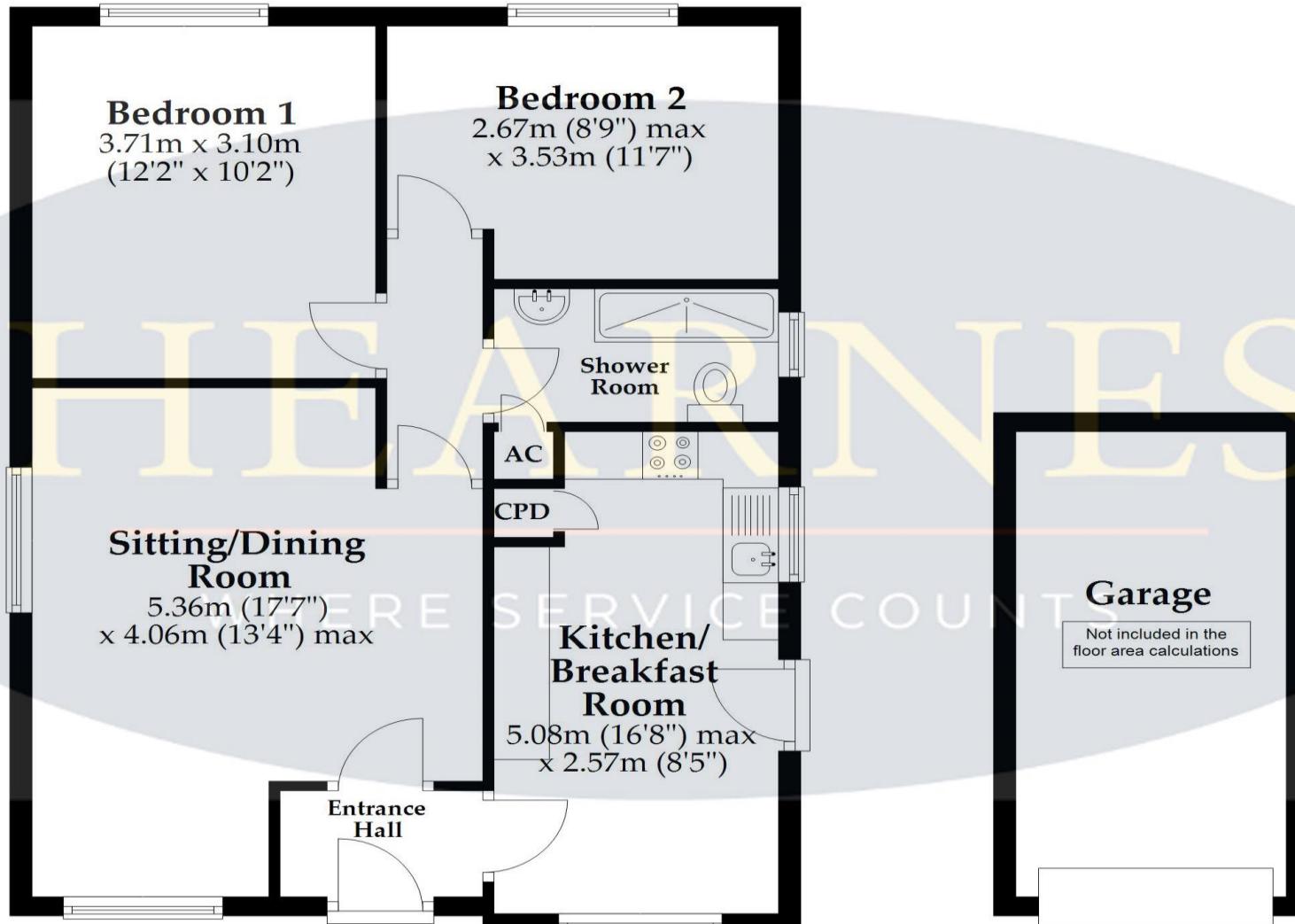
COUNCIL TAX BAND: D EPC RATING: E

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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. 62.2 sq. metres (670.0 sq. feet)



Total area: approx. 62.2 sq. metres (670.0 sq. feet)

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



