

An aerial photograph of a residential street in Merley, Dorset. The street is lined with brick houses, many with dark tiled roofs. A large green field is visible in the background. A yellow speech bubble with the text 'FOR SALE' is positioned over one of the houses. The street has several cars parked and driving. The overall scene is a typical suburban residential area.

FOR SALE

HEARNES

WHERE SERVICE COUNTS

**Merley
Dorset, BH21 1XR**

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FREEHOLD PRICE £325,000

A well proportioned two double bedroom semi-detached home with kitchen/diner and a home office set in a south west facing garden, off road parking located in a quiet cul-de-sac location.

- Entrance porch ideal for coats and shoes
- Sitting room with under stairs storage and large window with front aspect
- Kitchen/diner with range of wood effect units and complementary wooden worktops, space for dining table, tiled floor, space for washing machine, dishwasher, fridge freezer and cooker
- Two double bedrooms both with space for fitted or free standing wardrobes
- Family bathroom with bath and shower over, pedestal wash hand basin, heated towel rail and WC
- Rear garden with fence surround is mainly laid to lawn with large patio area and space at the side to extend (subject to planning approval) to create an extra reception room and two further bedrooms
- The property also includes a home office with power and light

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: C EPC RATING: C

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.



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

Ground Floor

Approx. 35.7 sq. metres (383.8 sq. feet)

First Floor

Approx. 33.0 sq. metres (355.1 sq. feet)

Outbuilding

Approx. 10.7 sq. metres (115.0 sq. feet)



Total area: approx. 79.3 sq. metres (853.9 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

