

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Merley
Dorset, BH21 1XL

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FREEHOLD PRICE £325,000

A spacious three bedroom terrace home with a garage in a popular residential location in Merley, overlooking a green. NO FORWARD CHAIN.

- Large entrance porch
- Spacious sitting/dining room enjoying a dual aspect
- Kitchen with range of base and eye level units with complementary worktops, inset hob with electric oven below, space for washing machine, wall mounted boiler and rear door to garden
- Three bedrooms: main bedroom with built in wardrobes
- Family bathroom with white three-piece suite with electric shower over
- Double glazing and gas heating
- Outside: small lawn with paved path to front door with open aspect overlooking green. Rear garden with patio leading to lawn area and shed. Pedestrian gate leading to garage in block

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

COUNCIL TAX BAND: C

EPC RATING: C

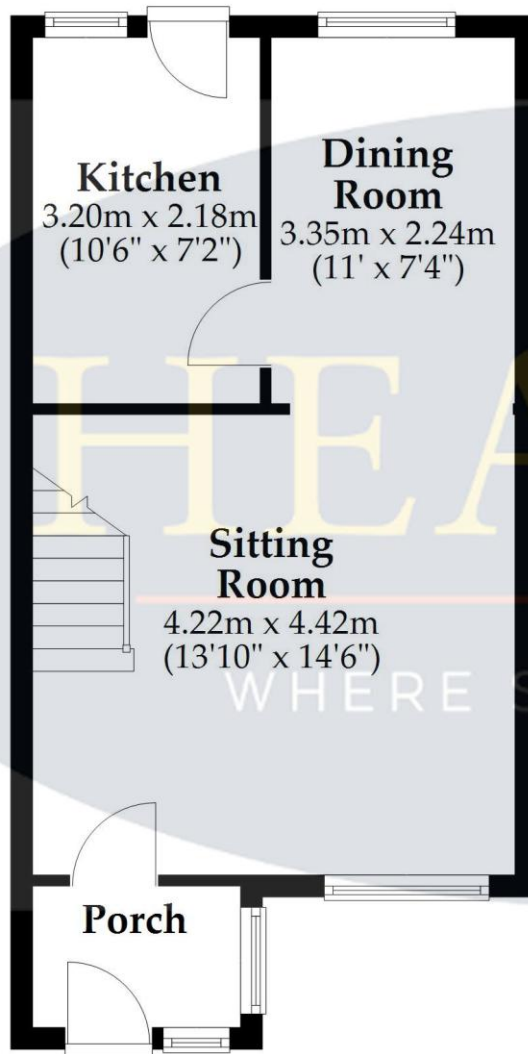
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



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

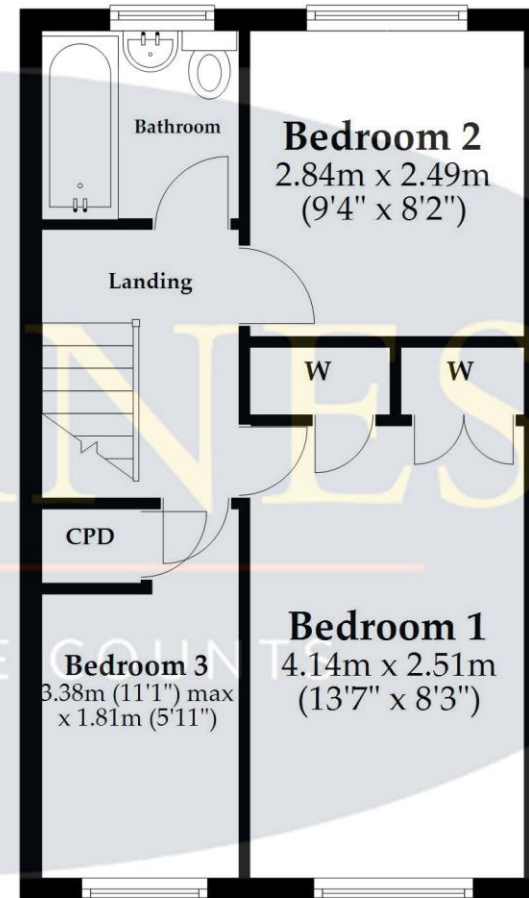
Ground Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



Total area: approx. 70.9 sq. metres (763.4 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

