



**HEARNES**

WHERE SERVICE COUNTS

FOR SALE

**Merley  
Wimborne, BH21 1QT**

# Merley, Wimborne, Dorset, BH21 1QT

## FREEHOLD PRICE: £465,000

A deceptively spacious two bedroom, two reception room detached bungalow set on a good size plot with private landscaped garden, conservatory, garage and off road parking. Set back from the road on a good size plot.

- Conservatory porch with double glazed roof, tiled floor and space for a sofa
- Reception hall with access to part boarded large loft area and storage cupboard
- Cloakroom with wall mounted wash hand basin and WC
- Shower room with walk in shower, wash hand set in vanity unit and WC
- Sitting room with wood burning stove and internal by folding doors opening into the garden/dining room
- Kitchen finished in a range of high gloss white units with complementary worktops, built in oven, microwave oven, integrated fridge freezer, dishwasher and washing machine and access to the garden room
- Garden/dining room with double glazed sliding patio doors opening onto the sun terrace with solid roof and radiator for all year round use
- Two bedrooms both with built-in wardrobes, the main bedroom has triple aspects and views over the vegetable garden to the front of the property
- Outside: Garage and off road parking. Landscaped rear garden with shed, summerhouse and three areas for al fresco dining

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 a mile's walk away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: D      EPC RATING: D

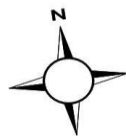
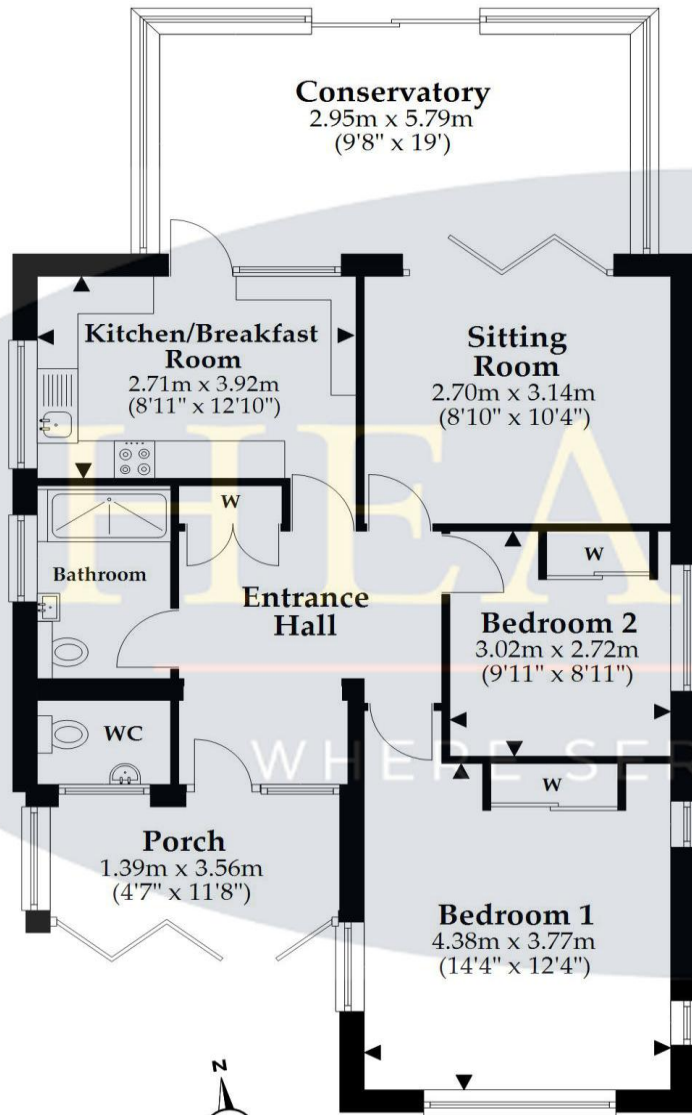
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





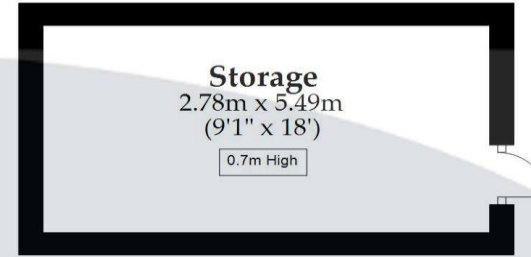
# Ground Floor

Approx. 93.9 sq. metres (1011.0 sq. feet)



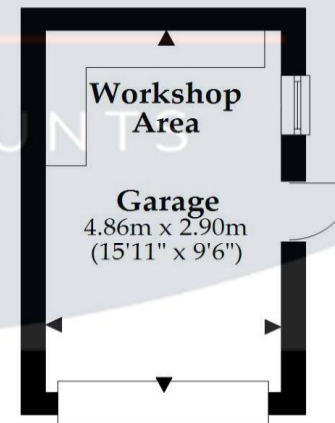
# Basement

Approx. 15.3 sq. metres (164.3 sq. feet)



# Outbuilding

Approx. 14.1 sq. metres (151.7 sq. feet)



Main area: Approx. 93.9 sq. metres (1011.0 sq. feet)

Plus outbuildings, approx. 14.1 sq. metres (151.7 sq. feet)

Plus basement, approx. 15.3 sq. metres (164.3 sq. feet)

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







[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD