



FOR SALE

HEARNES
WHERE SERVICE COUNTS

**Merley
Dorset, BH21 1XU**

Merley, Dorset, BH21 1XU

FREEHOLD PRICE £460,000

A spacious three bedroom, two reception room detached bungalow in need of some modernisation with off road parking and garage situated in a quiet cul de sac location. NO FORWARD CHAIN.

- Entrance porch with hallway cupboard and separate airing cupboard
- Spacious sitting room enjoying a front aspect
- Kitchen with range of base and eye level units, complementary worktops, space for appliances, rear aspect window and door to side porch with door to garden
- Separate dining room/bedroom four
- Three good size bedrooms, main bedroom with built in wardrobes and en suite bathroom. Bedroom two with SUN CONSERVATORY off leading onto garden
- Shower room with shower cubicle, wash hand basin and WC
- Double glazing and gas heating
- Outside: Front garden with inset flower and shrub borders, brick paviour drive and pathways, off road parking leading to garage with electric door and internal door to hallway. Side access leads to rear garden with timber shed. The garden is low maintenance laid out patio and shingle with flower, shrub and tree border insets, enclosed by panel fencing

De Haviland Close is a popular and quiet residential cul de sac location approximately ¾ of a 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.

COUNCIL TAX BAND: E EPC RATING: D

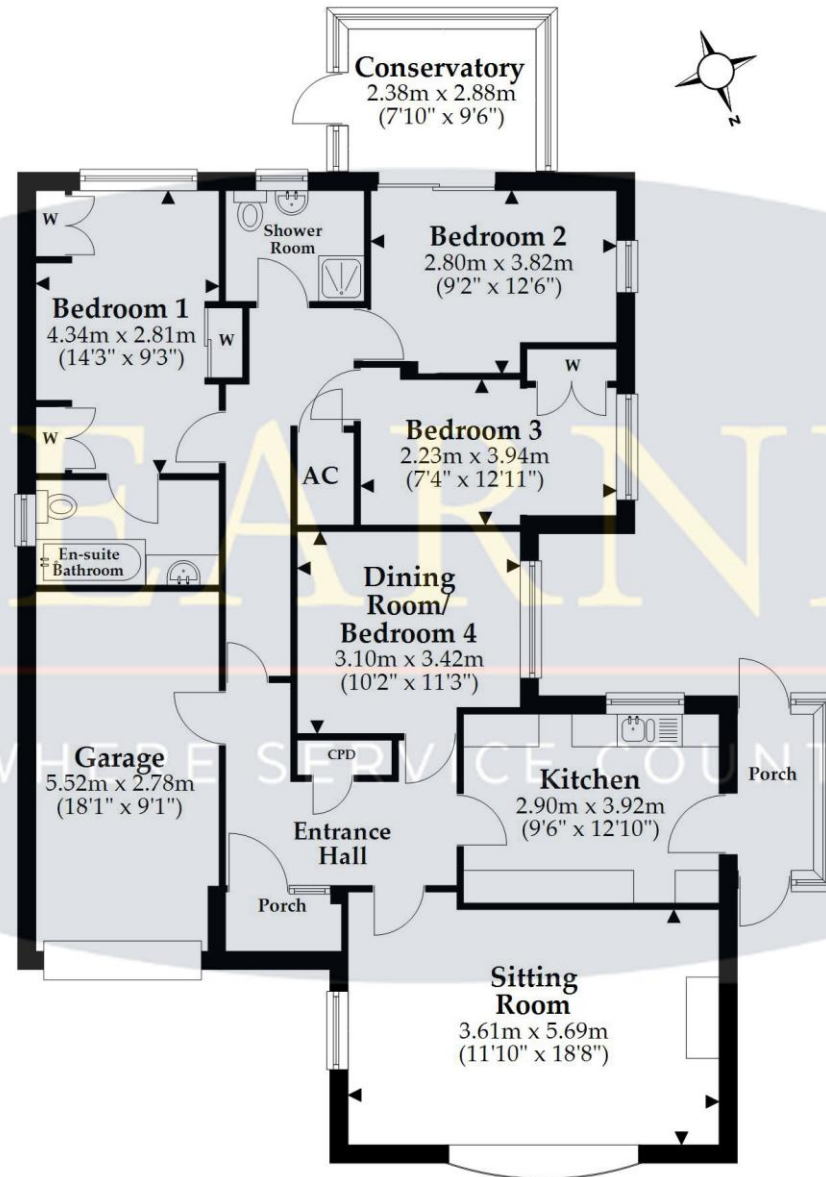
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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. 133.0 sq. metres (1431.1 sq. feet)



Total area: approx. 133.0 sq. metres (1431.1 sq. feet)

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







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD