



HEARNES

WHERE SERVICE COUNTS

Merley
Wimborne, Dorset, BH21 1XL

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FREEHOLD PRICE: £369,950

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

- Spacious sitting room enjoying a front aspect
- Good size kitchen/breakfast room with range of base and eye level units with complementary worktops, inset hob with oven below, space for appliances and table and chairs, dual aspect windows and door to outside
- Two double bedrooms
- Bathroom with white three piece suite with bath and electric shower over, wash hand basin, WC and airing cupboard
- Double glazing and gas heating
- Outside: to the front there is a large lawn area. To one side there is a driveway giving off-road parking leading to garage. The rear garden has a patio area leading on to a good size lawn being enclosed by panel fencing

Sopwith Crescent is a popular and quiet residential road approximately 2.5 miles 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: D EPC RATING: C

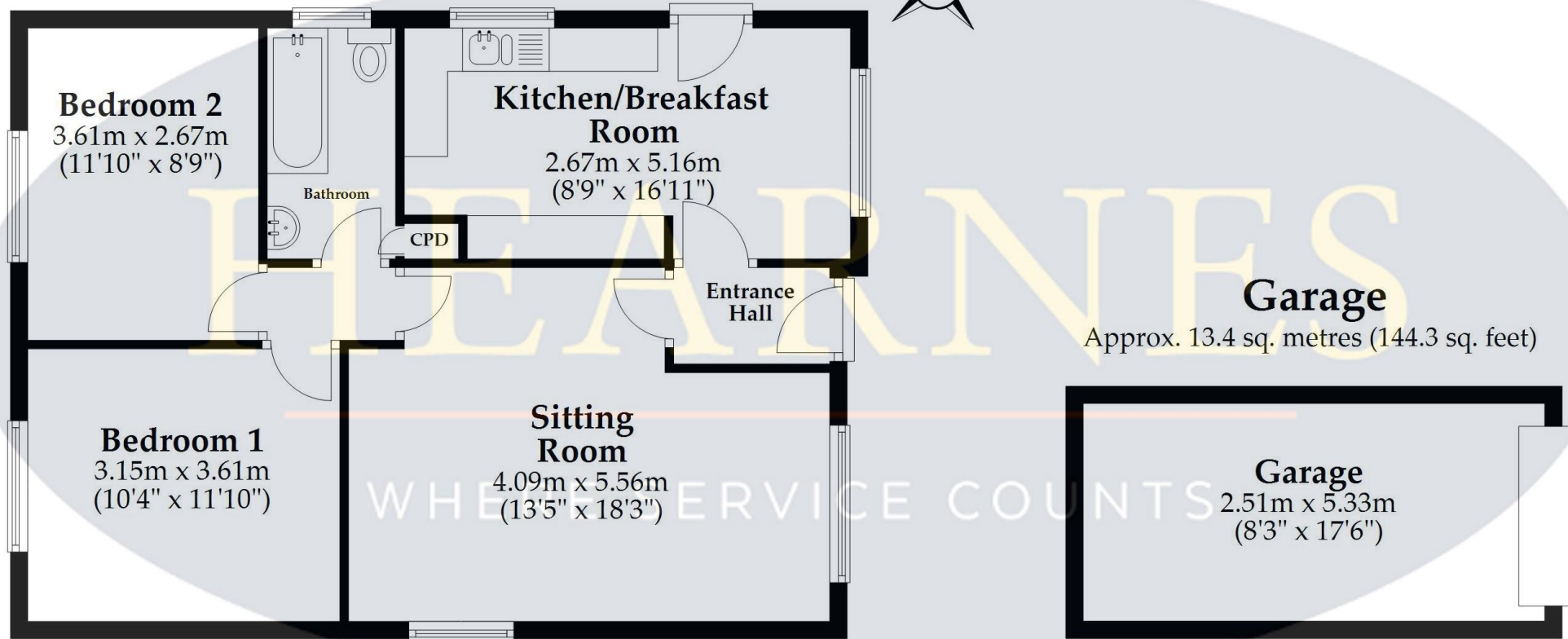
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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. 64.2 sq. metres (690.8 sq. feet)



Total area: approx. 77.6 sq. metres (835.1 sq. feet)

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



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