



**HEARNES**

WHERE SERVICE COUNTS

**Merley  
Wimborne, Dorset, BH21 1RS**

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## FREEHOLD PRICE: £575,000

A unique two/three double bedroom, one reception room detached bungalow with kitchen/diner, integral double garage and off-road parking set on a generous size plot backing on to Delph woods.

- Good size reception hall with loft access
- Sitting room with feature bay window overlooking the superb garden
- Bedroom (currently used as a dining room) with side access and views over the garden
- Kitchen/diner with front aspect and a range of floor and wall mounted units with complementary worktops
- Wet room with walk-in shower, pedestal wash hand basin, heated towel rail and WC
- Two double bedrooms, one with views over the garden and one with WC and wash hand basin
- Outside: The property is set back from the road with a generous size frontage. The established 155' rear garden has lawn area and mature trees and shrubs. It backs onto Delph Woods which is ideal for dog walkers
- Integral double garage with power and light and ample off road parking

The property is situated in a popular location in Merley. Wimborne town centre is approximately two miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

**COUNCIL TAX BAND: E EPC RATING: F**

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.

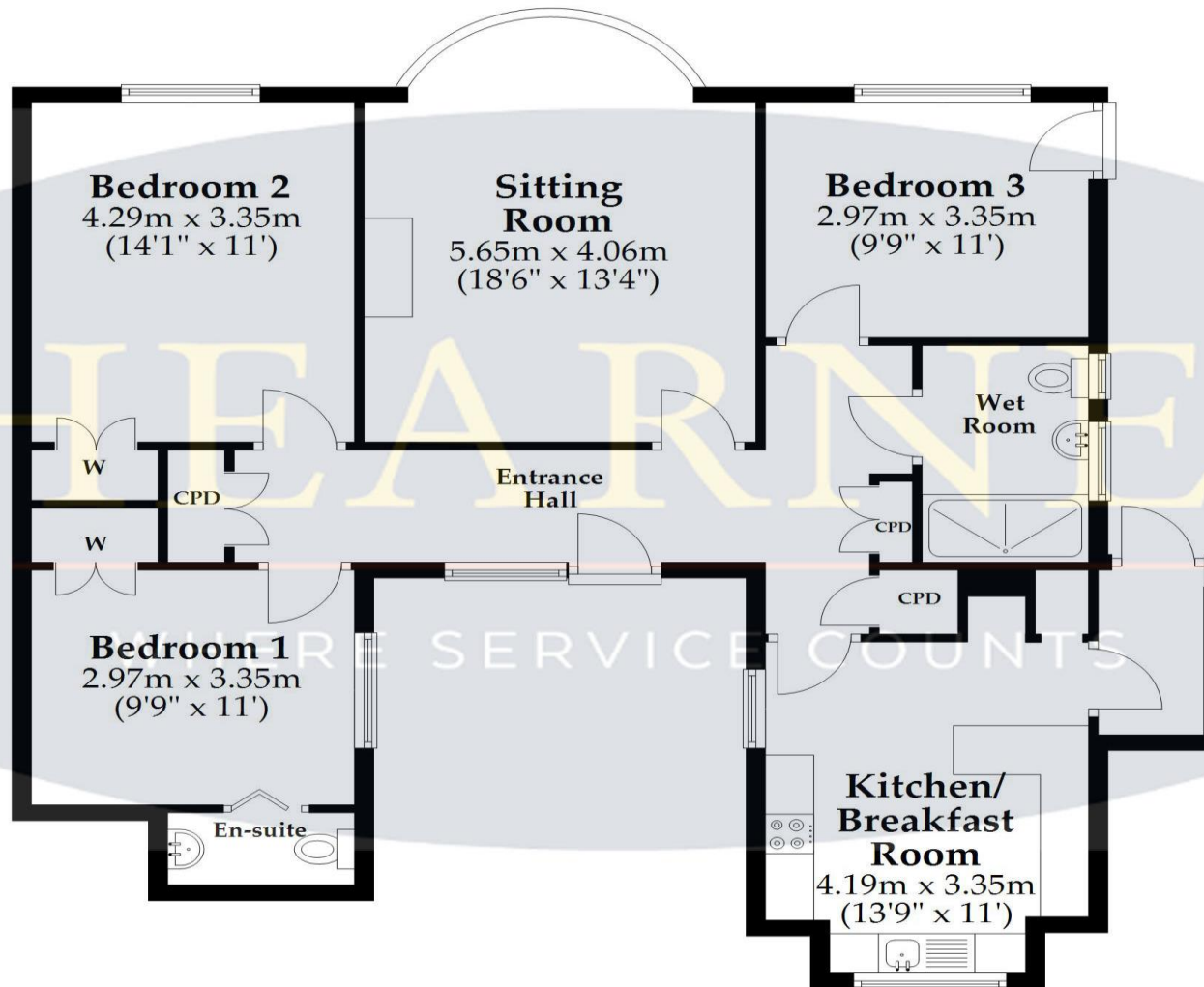




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 95.8 sq. metres (1031.2 sq. feet)



Total area: approx. 95.8 sq. metres (1031.2 sq. feet)

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







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