

HEARNES

WHERE SERVICE COUNTS



Merley
Wimborne, Dorset, BH21 1XT

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FREEHOLD GUIDE PRICE: £350,000 - £360,000

A well presented, extended three bedroom, three reception room semi detached family home with garage, workshop, landscaped garden and off road parking set in a quiet road within easy reach of schools and local amenities. NO FORWARD CHAIN.

- Entrance hall with double doors opening into the sitting room and stairs to the first floor landing
- Kitchen with range of matt cream units and complementary worktops, ceramic hob, extractor hood, double oven and space for washing machine and fridge freezer, door to garden
- Sitting room with feature picture window overlooking the front garden
- Dining area through arch with large serving hatch to kitchen and further reception room via another arch with side window and access to kitchen
- Three bedrooms, all with fitted wardrobes
- Modern family bathroom with shower over bath, pedestal wash hand basin and WC
- Garage with power and light and separate workshop
- Landscaped private rear garden with patio

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

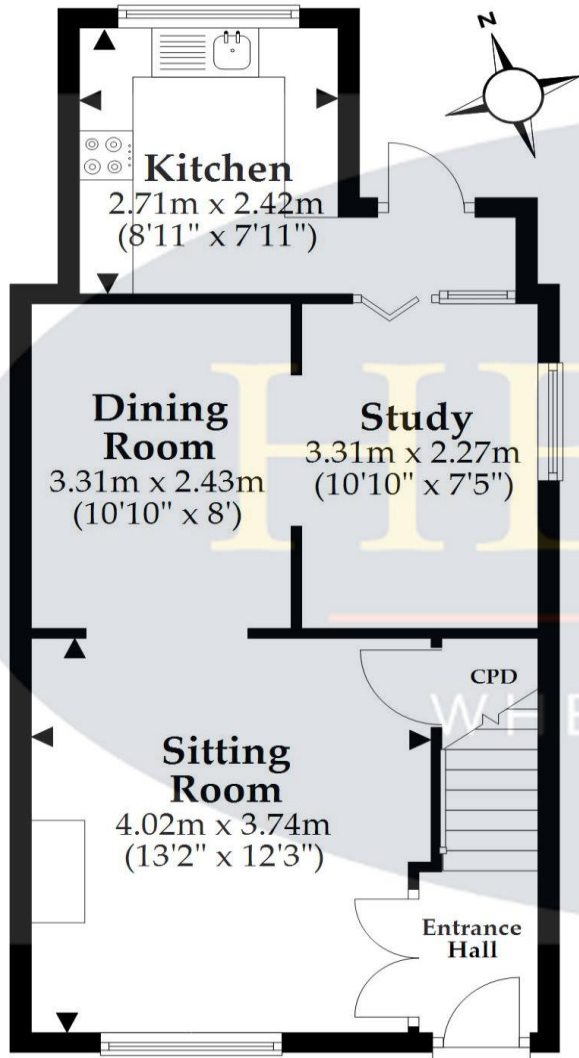
COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.



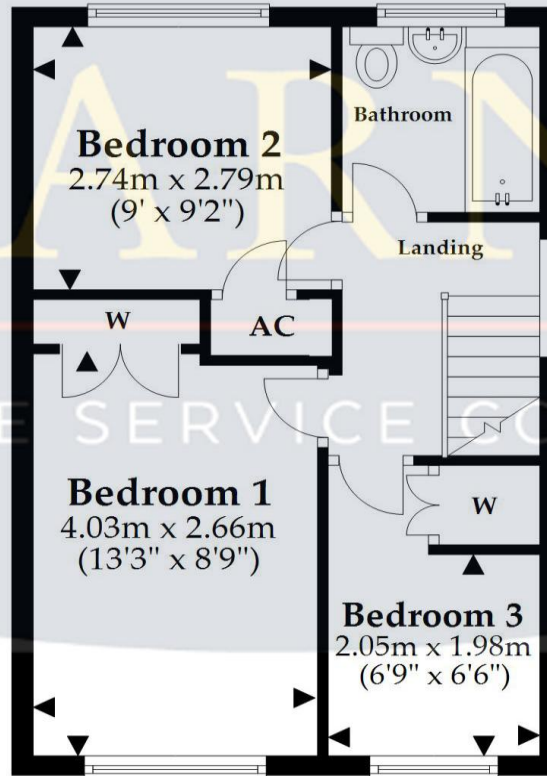
Ground Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



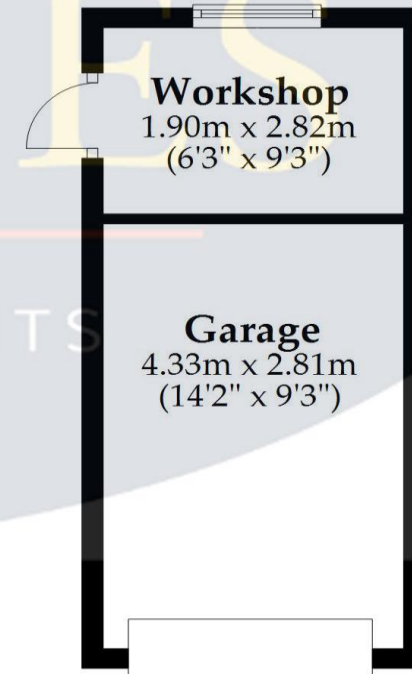
First Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



Outbuilding

Approx. 17.8 sq. metres (191.7 sq. feet)



Total area: approx. 97.0 sq. metres (1044.4 sq. feet)

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



