

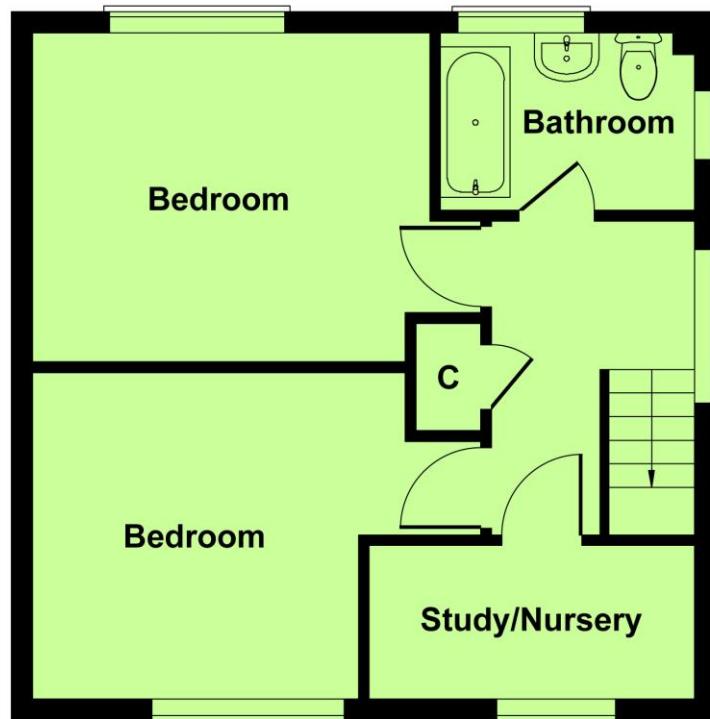
39 Selkirk Close
Merley
Wimborne BH21 1TN

Price **£318,950** Freehold

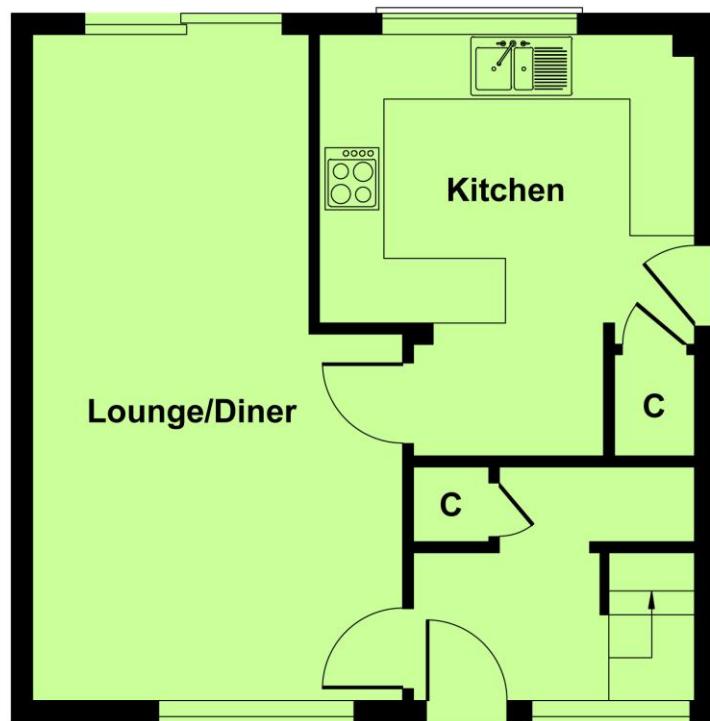


A SUPERBLY PRESENTED THREE BEDROOM
END OF TERRACE FAMILY HOME SITUATED
IN A POPULAR RESIDENTIAL LOCATION
WITHIN SOUGHT AFTER SCHOOL CATCHMENTS.

Approximate Gross Internal Area
818 sq ft - 76 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

- * ENTRANCE HALLWAY 7'8" MAXIMUM X 7'6" MAXIMUM (2.37m x 2.31m)**
- * LOUNGE/DINING ROOM 20' X 11'2" MAXIMUM (6.09m x 3.41m)**
- * KITCHEN 12'4" MAXIMUM X 11'5" (3.77m x 3.51m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 13'8" MAXIMUM X 10'2" (4.21m x 3.11m)**
- * BEDROOM TWO 14' X 10' (4.26m x 3.04m)**
- * STUDY/NURSERY 10' X 4'9" (3.04m x 1.49m)**
- * FAMILY BATHROOM 7'6" X 5'6" (2.31m x 1.71m)**
- * FRONT AND REAR GARDENS**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door with matching side screen gives access into the entrance hallway which has storage cupboard and stairs rising to the first floor. The light and airy lounge/dining room has window to front aspect, sliding patio doors leading out to the rear garden and TV point. The good size kitchen has window to rear aspect with pleasant views over the rear garden, frosted door giving access to side, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, wood effect laminate flooring, understairs storage cupboard and space for tall fridge/freezer, dishwasher, washing machine, tumble dryer and oven.

The first floor landing has window to side aspect, loft access via a hatch and sizeable storage cupboard with slatted shelving. Bedroom one has window to front aspect, bedroom two has window to rear aspect with pleasant views over the rear garden and bedroom three/study/nursery (currently being used as a store room) has window to front aspect. The recently fitted family bathroom has frosted window to rear and side aspect, towel ladder radiator, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property is a small area laid to lawn with a pathway leading to the front door. The rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence borders. Brick built storage shed with timber door and double glazed window to side. Access to the front via a timber gate at the side of the property.



**DIRECTIONS:**

From Gravel Hill turn right at the traffic lights into Queen Anne Drive taking the fifth turning left into Merley Lane and Selkirk Close can be found further down on the left hand side.

COUNCIL TAX: Band C BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON**.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2054