



9 Mimosa Avenue, Merley, Wimborne, BH21 1TU



A spacious and well presented 3 bedroom detached bungalow situated in a desirable location, offered with no forward chain.

- Spacious L-shape sitting/dining room
- Modern kitchen with fitted appliances
- 3 bedrooms
- 4 piece bathroom
- Generous secluded garden
- Driveway parking
- Garage
- Quiet residential area
- Close to bus routes
- 0.5 miles to local shops and amenities
- Gas central heating
- No chain

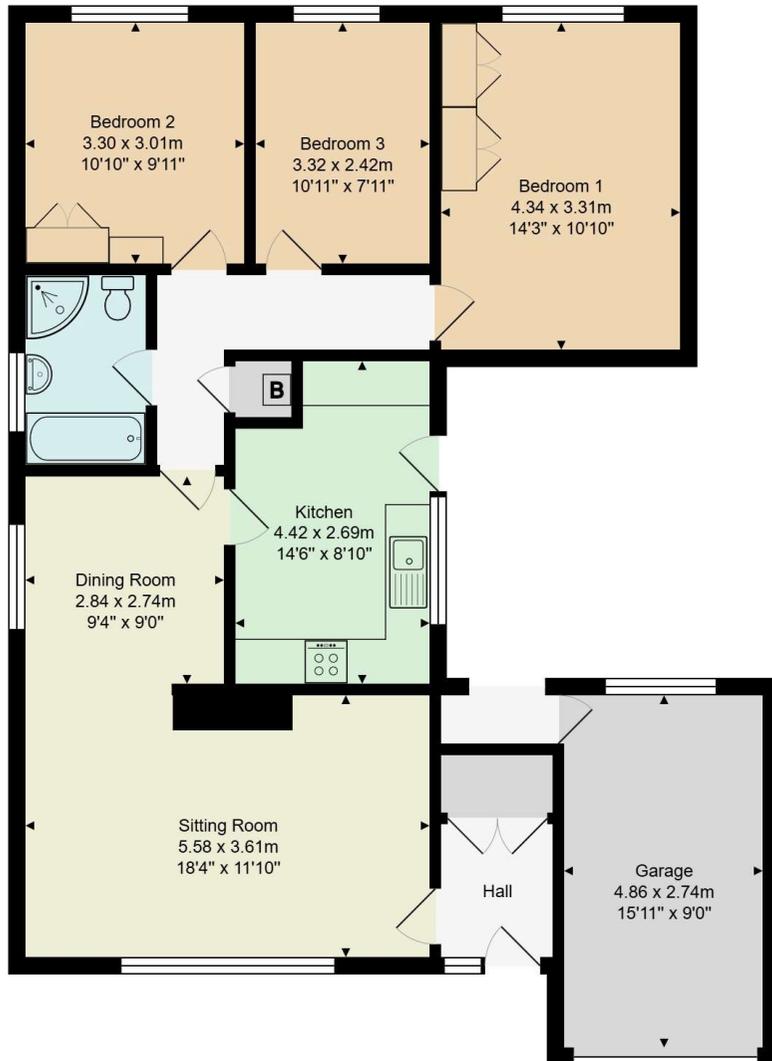
ASKING PRICE:

£450,000 (Freehold)

EPC RATING:

Band - C





Total Area inc garage: 107.0 m² ... 1152 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	84 B

PROPERTY DESCRIPTION

This spacious and well presented 3 bedroom detached bungalow occupies a pleasant residential position within the sought after Merley area. While the property has been carefully maintained and is offered in good condition throughout, it also provides an excellent opportunity for a purchaser to add their own style and enhancements over time.

The accommodation is arranged on one level and comprises an entrance hallway with a useful fitted storage cupboard. The L-shaped sitting/dining room is a generous and inviting living space, benefiting from dual-aspect windows that allow plenty of natural light.

The kitchen is well appointed with a good range of base and eye-level units, incorporating an electric oven and hob, dishwasher, washing machine, and fridge freezer, all neatly concealed behind matching fascia units.

There are three well proportioned bedrooms, with bedrooms one and two both featuring fitted wardrobes. The bathroom is fitted with a modern white four-piece suite, including a bath, separate shower, WC, and wash hand basin.

Externally, the property offers driveway parking with access to a single attached garage. The front garden is laid to lawn with established planted borders. A side path and gated access lead to the rear garden, which is mainly laid to lawn with shrub borders, timber fencing, and a patio seating area ideal for outdoor enjoyment. In addition, there is a secluded courtyard style garden area adjacent to the kitchen.

LOCATION

Mimosa Avenue is situated within the popular area of Merley, known for its quiet residential atmosphere and convenient access to local amenities. In Merley there is a local neighbourhood centre offering a range of shops and amenities, whilst the larger towns of Wimborne and Broadstone are both close by offering a broader range of facilities.

ADDITIONAL INFORMATION

Council tax – E

As per the estate agents act, an interest is declared. The seller is an acquaintance of a member of staff.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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