



234 Rempstone Road, Merley, BH21 1SY

A four/five bedroom detached family home situated in the ever popular area of Merley and benefiting from flexible accommodation with a ground floor fifth bedroom or additional reception room.

EPC: 66 Council Tax Band: E Price: £485,000 Freehold

 **4**
 **2**
 **3**





Key Features

- FOUR/FIVE DOUBLE BEDROOMS
- TWO/THREE RECEPTION ROOMS
- BATHROOM & SEPARATE SHOWER ROOM
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- FLEXIBLE ACCOMMODATION
- CONSERVATORY
- STUDY
- GARAGE & DRIVEWAY
- POPULAR LOCATION

The Property

The property is situated in a quiet and established close and within walking distance of local amenities. There is popular schooling for all age groups, including both the girls' and boys' grammar schools and the centres of Poole, Broadstone and Wimborne can be easily reached by car, bus or cycle path.

This detached family home offers flexible accommodation with either an additional reception room or a fifth bedroom with en-suite shower room ideal for teenagers or elderly relatives. The property benefits from gas fired central heating and UPVC double glazing.

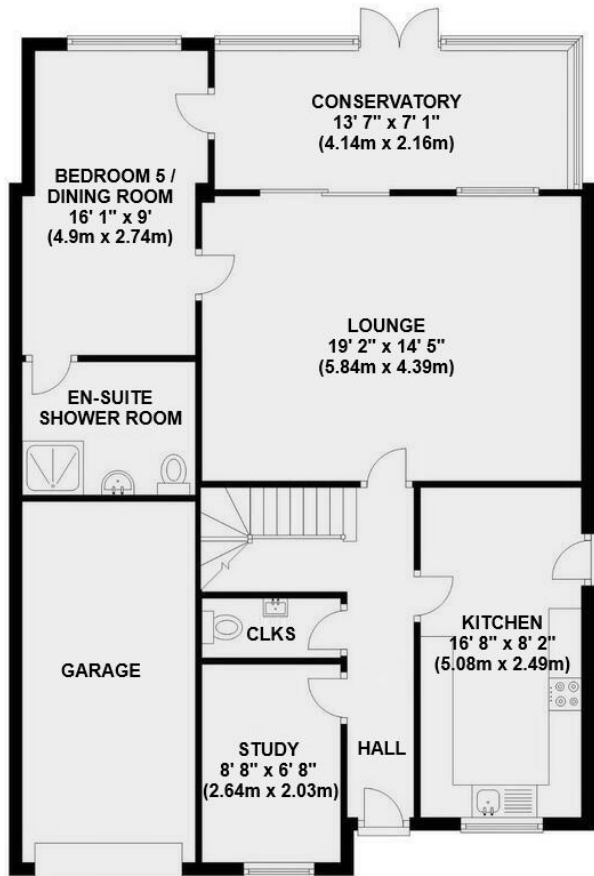
The reception hall leads to a study and ground floor WC, there is a kitchen/breakfast room and then to the

rear of the house the lounge/dining room with conservatory with a brick plinth and UPVC double glazed windows, then bedroom 5 or a second sitting room connecting to the shower room. To the first floor, a good size landing leads to the four bedrooms and the family bathroom.

A driveway provides off road parking and leads to the garage which has power and light and the rear garden has been arranged with two areas of patio enjoying sun at different times of the day, there is an area of lawn and a timber built shed. The garden is enclosed by timber panelled fencing and a pathway and a gate returns to the front.

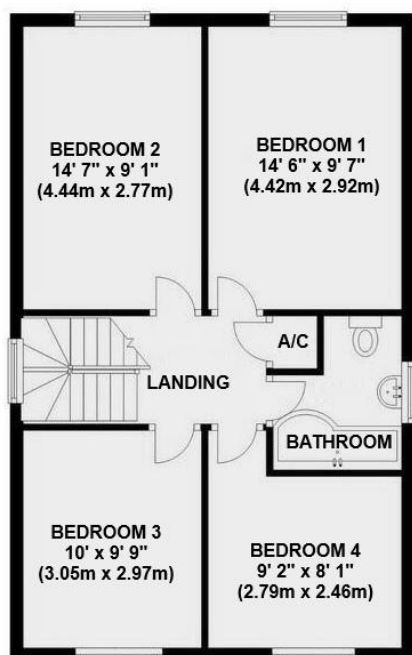
Ground Floor

Approx. 104.3 sq. metres (1122.4 sq. feet)



First Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Poole Office

Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

OnTheMarket

wt
WILSON THOMAS
ESTATE AGENTS