



HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1QR**

Wimborne, Dorset, BH21 1QR

FREEHOLD PRICE GUIDE: £400,000

A well-proportioned two double bedroom detached bungalow with generous kitchen/diner, mature landscaped garden, garage, carport and off road parking for two cars.

- Entrance hall with loft access
- Generous size kitchen/diner with range of high gloss white units and complementary worktops, a double oven, gas hob and chimney style extractor hood, washing machine and fridge/freezer (can be left depending on offer), views over the garden and access to the car port
- Sitting room with feature fireplace, twin aspect and double glazed doors to the garden
- Two double bedrooms both with fitted wardrobes and one with en suite cloakroom
- Family bathroom with pedestal wash hand basin, WC, heated towel rail and bath with disabled access
- Mature rear garden with range of shrubs and flowers
- The front garden has been landscaped and offers off road parking for two cars and access to the carport and garage

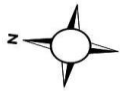
Merley Ways is a popular and quiet residential road approximately $\frac{3}{4}$ of a mile from Wimborne town centre where coffee shops, shops, restaurants and the Tivoli theatre can be found. There are delightful walks along the River Stour and good local shopping facilities and doctors' surgery in nearby Oakley.

COUNCIL TAX BAND: D EPC RATING: E

AGENTS NOTE: 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.



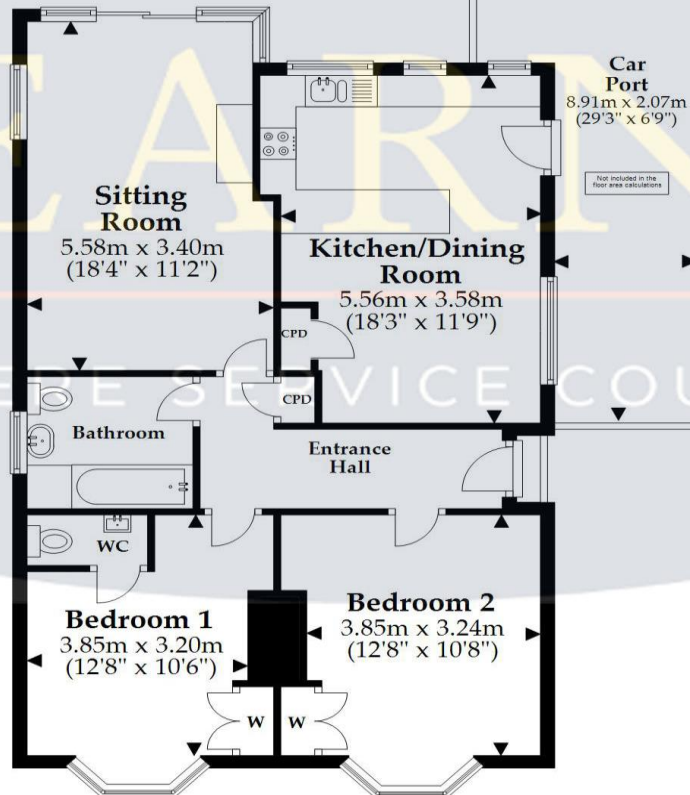




Garage
5.38m x 2.80m
(17'8" x 9'2")

Ground Floor

Approx. 95.3 sq. metres (1026.2 sq. feet)



Total area: approx. 95.3 sq. metres (1026.2 sq. feet)

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







www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD