



**HEARNES**  
WHERE SERVICE COUNTS

**Merley**  
**Wimborne, Dorset, BH21 1TU**

# Merley, Wimborne, Dorset, BH21 1TU

## FREEHOLD PRICE GUIDE: £400,000 - £425,000

A spacious two double bedroom detached bungalow with kitchen/breakfast room, sun conservatory overlooking the garden and shower room with additional WC situated in a quiet sought after location. NO FORWARD CHAIN.

- Enclosed porch leading to 'L' shaped entrance hallway with airing cupboard
- Spacious sitting room with fireplace and inset electric fire, rear aspect window and door to garden
- Good size kitchen with range of base and eye level units with complementary worktops, space for appliances, breakfast bar and space to adapt kitchen to fit in table and chairs, rear aspect and door to sun conservatory
- Large sun conservatory of UPVC construction with doors to garden
- Two double bedrooms
- Shower room with corner shower cubicle, vanity unit with wash hand basin, WC and fully tiled walls
- Additional WC with wash hand basin, part tiled
- Double glazing and gas heating
- No forward chain
- Outside: A tarmac driveway gives off road parking leading to garage. The front garden is laid to lawn with flower and shrub borders. The rear garden has a good size lawn area with an abundance of mature flower and shrub borders and to one side a garden shed can be found

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

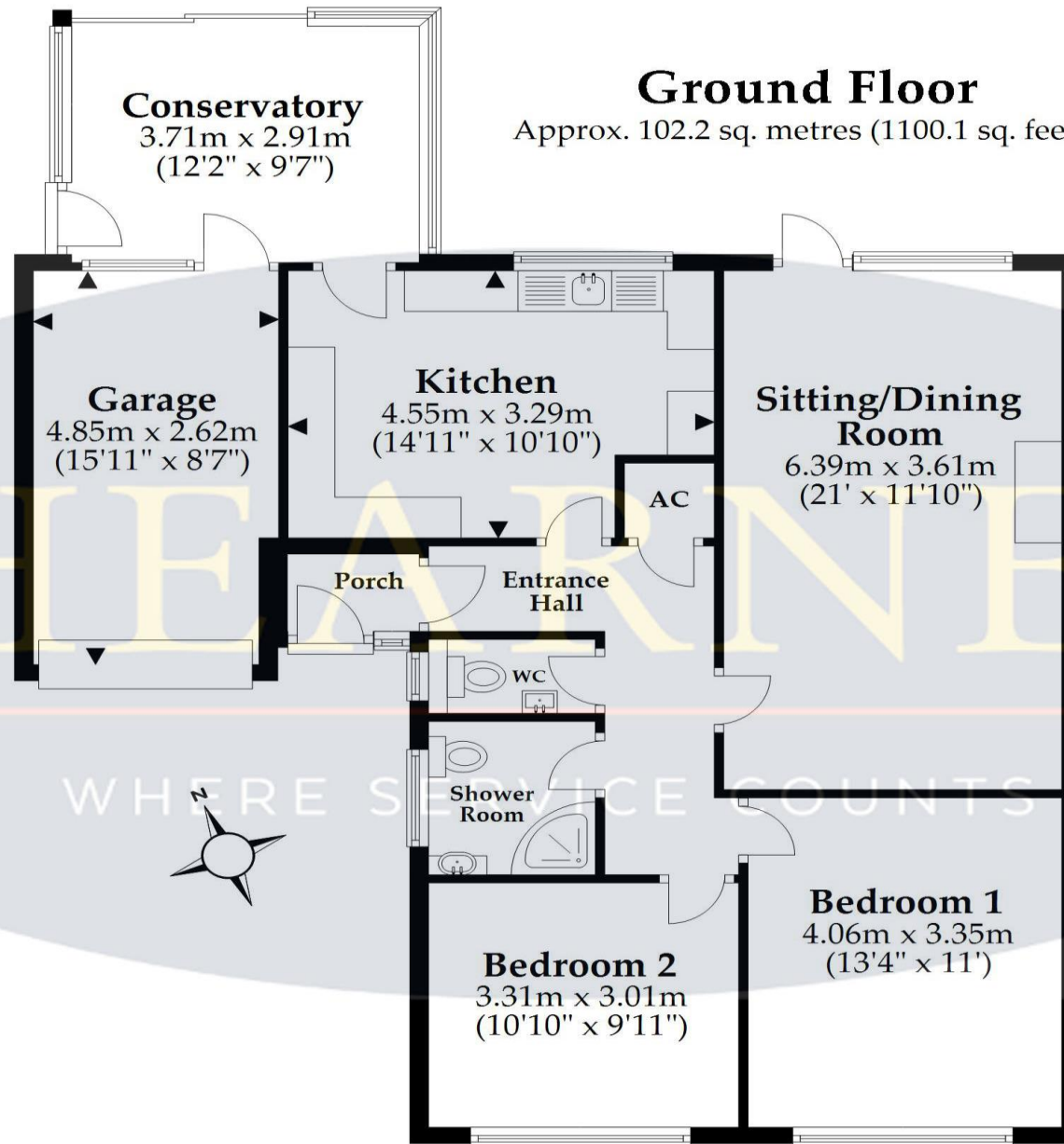
COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



# Ground Floor

Approx. 102.2 sq. metres (1100.1 sq. feet)



Total area: approx. 102.2 sq. metres (1100.1 sq. feet)

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



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