



MERLEY WAYS, WIMBORNE, DORSET BH21 1QW







- ◆ **DETACHED BUNGALOW**
- ◆ **FULL MODERNISATION REQUIRED**
- ◆ **SCOPE TO EXTEND AND DEVELOP (STPP)**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **DETACHED SINGLE GARAGE**
- ◆ **PLOT APPROACHING 1/4 ACRE**
- ◆ **NO FORWARD CHAIN**
- ◆ **SOLE AGENTS**

A detached, two bedroom, bungalow boasting tremendous scope for extension and redevelopment (STPP) whilst being positioned on a plot approaching quarter of an acre and being within walking distance of Wimborne town centre. No forward chain.

## Property Description

Merley Ways is a circular road on the peripheral of Wimborne town centre and is comprised of a variety of detached houses and bungalows that were predominantly built in the 1960's. This particular bungalow sits on the southerly edge of the development within a plot which is on the approach to 1/4 an acre and the bungalow is in need of full refurbishment throughout and in our opinion the home has tremendous scope for redevelopment and extension (STPP). The accommodation currently comprises of two double bedrooms, double aspect living room, kitchen and a shower room with a separate cloakroom. A conservatory has been added to the rear of the home and the property benefits from gas fired heating as well being double glazed.

## Gardens and Grounds

The property sits nicely on its plot with a front garden that is primarily laid to lawn. The driveway extends to the right hand side of the property and in turn gives access to the detached single garage. The rear garden is too laid to lawn with a variety of mature shrubs and hedges extending to nearly 130ft. The rear boundary adjoins the renowned Castleman Trailway and this home benefits from gated access to it.









## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 952 sq ft (88.5 sq m)  
Heating: Gas fired (Vented)  
Glazing: Double glazed  
Loft: Yes & ladder installed.  
Parking: Driveway and detached single garage  
Garden: South West  
Main Services: Electric, water, drains, gas, telephone  
Local Authority: BCP Council  
Council Tax Band: D

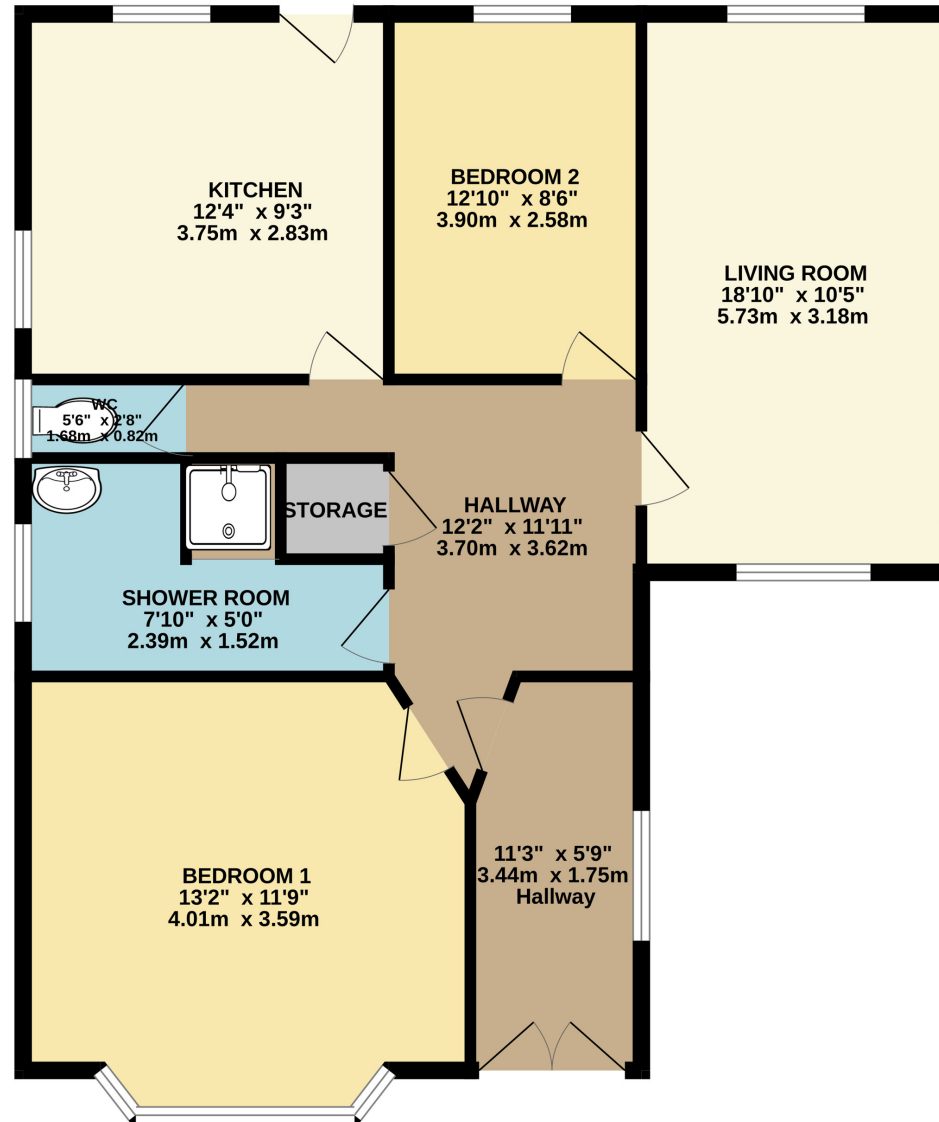




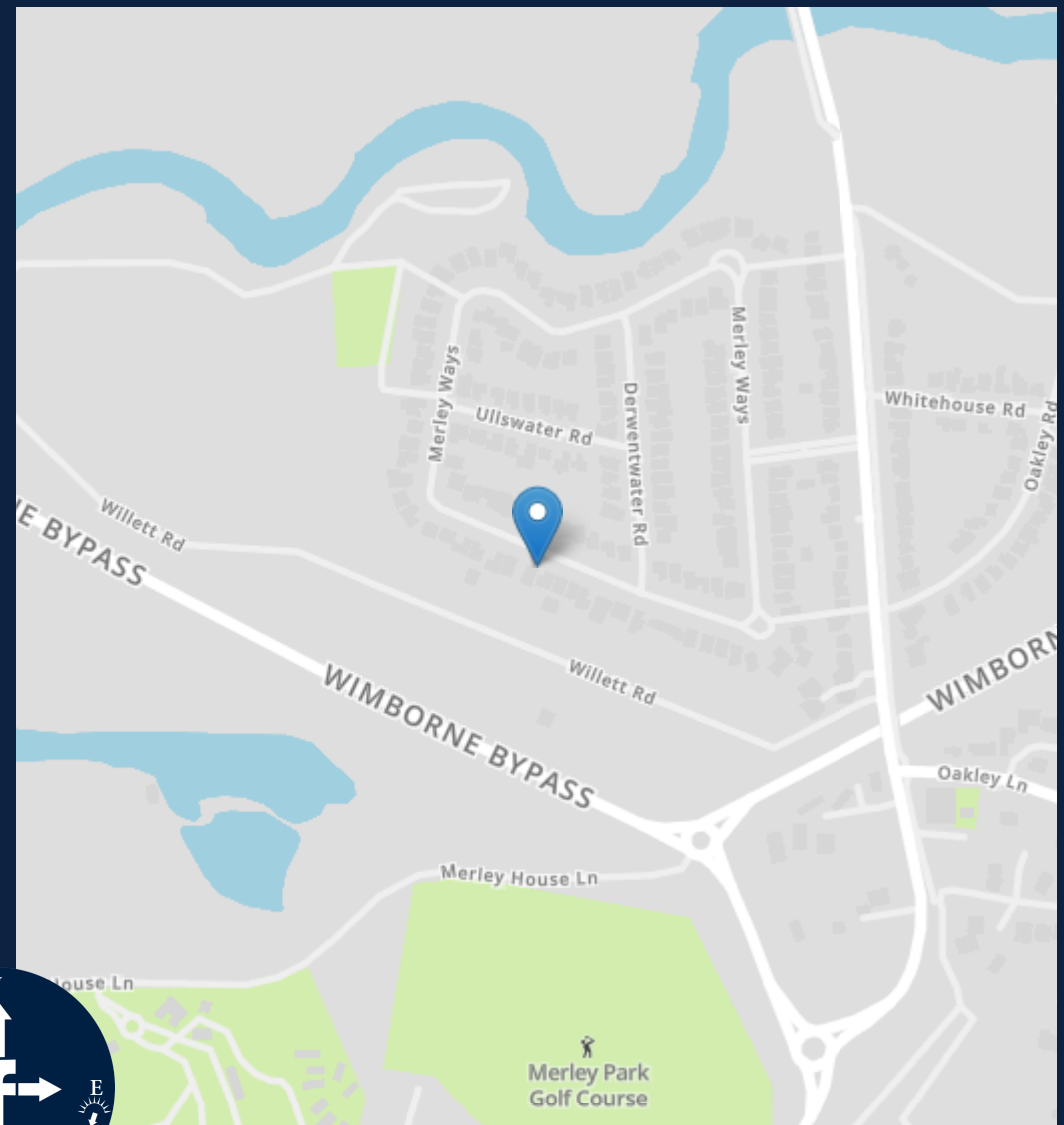
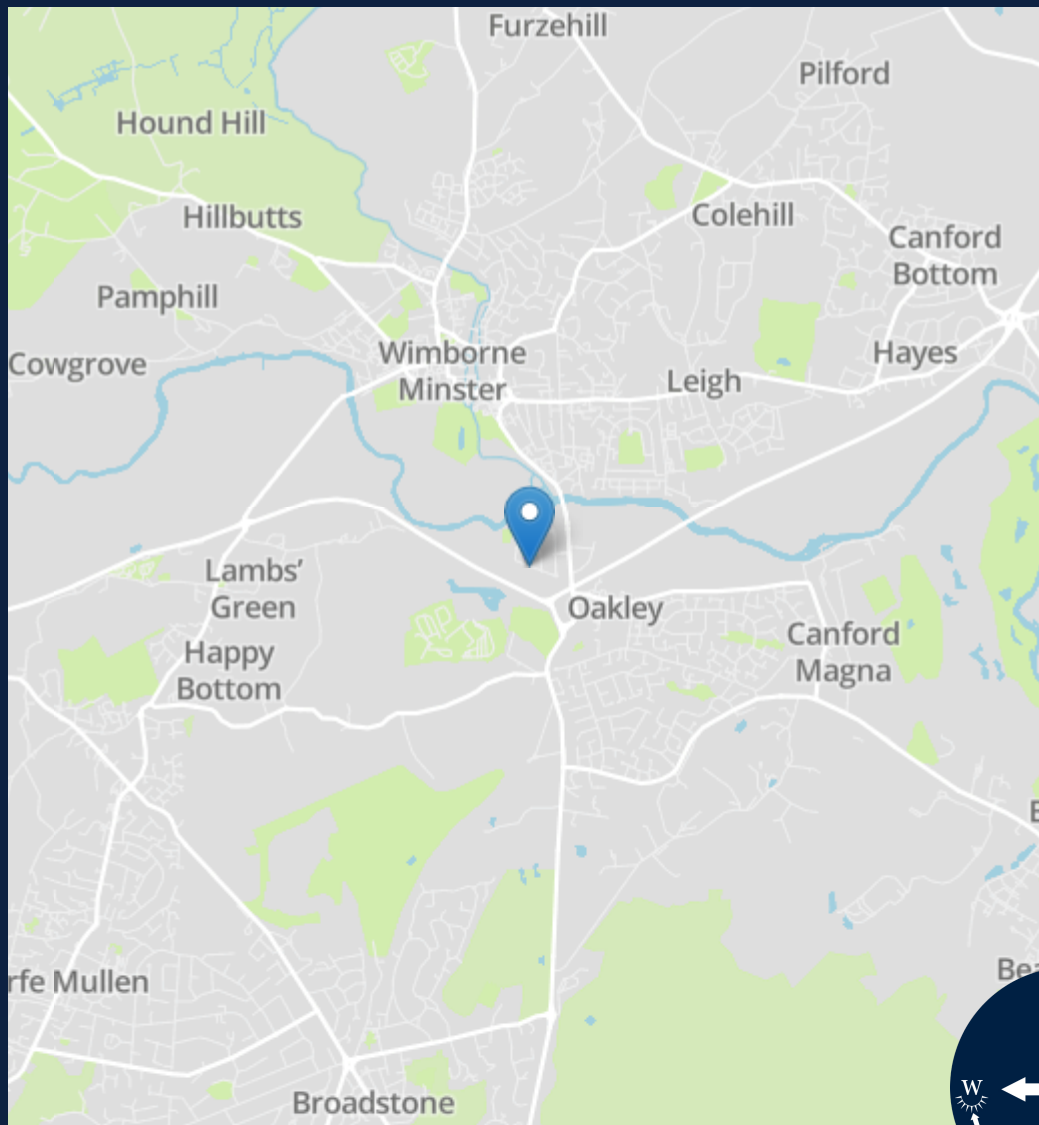




GROUND FLOOR  
952 sq.ft. (88.5 sq.m.) approx.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		67
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)

01202 880000