



Asking Price  
£347,500

Freehold

COCKERELL CLOSE, WIMBORNE BH21 1XR



2



1



1



2



1



- ◆ SEMI-DETACHED BUNGALOW
- ◆ TWO BEDROOMS
- ◆ CUL DE SAC POSITION
- ◆ SOUTH FACING GARDEN

A well presented, semi-detached, two bedroom bungalow boasting a south facing garden, large modern kitchen, as well as off road parking, gas fired heating and double glazing throughout.

## Property Description

Cockerell Close is within the heart of Merley and comprises a range of two, three and four bedroom homes which were constructed in the 1970's. This particular property sits at the head of a cul de sac and has a slightly elevated position, which provides a natural degree of privacy. The accommodation is well-proportioned and comprises of a living room, two bedrooms, fully fitted family bathroom and a large, modern, fitted kitchen which features a central island, as well as space for a breakfast table. The home also boasts gas fired heating and is double glazed throughout.

## Gardens and Grounds

The front garden is primarily laid to paving and flower beds and there is a driveway to the left hand side, suited to two vehicles. There is a garden gate to the left hand side of the property, which denotes access to the rear, south facing, garden. This garden is split in to two principal areas, with a paved patio spanning the rear elevation of the home and there are steps that lead up to a kept lawn, which has a variety of mature flower beds, fruit trees and borders.

## 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 and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of 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: 639 sq ft (59.4 sq m)

Heating: Gas fired (combi)

Glazing: Double glazed

Loft: Ladder installed 75% boarded.

Parking: Driveway for 2 vehicles

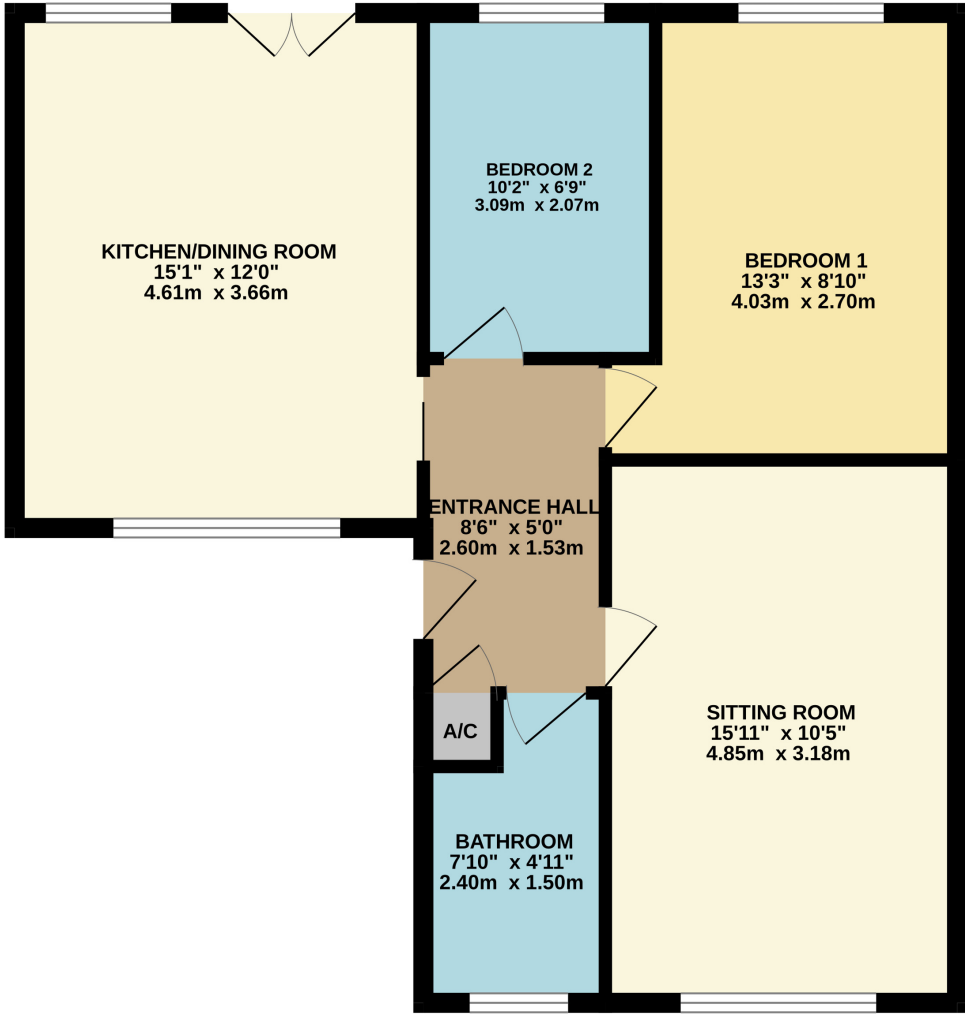
Garden: South facing

Main Services: Electric, water, gas, drains, telephone

Council Tax Band: C



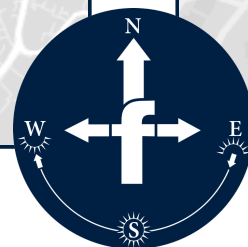
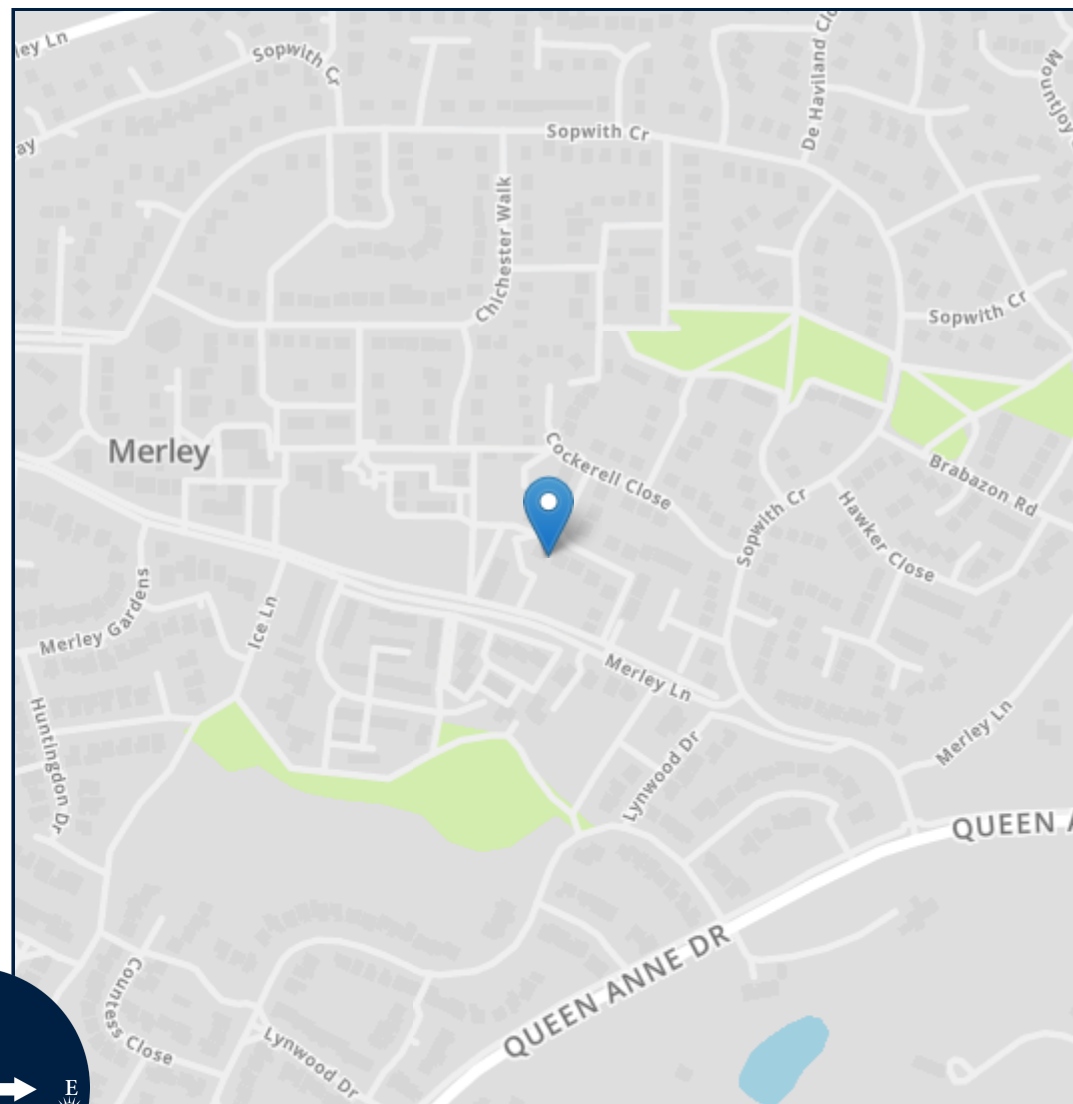
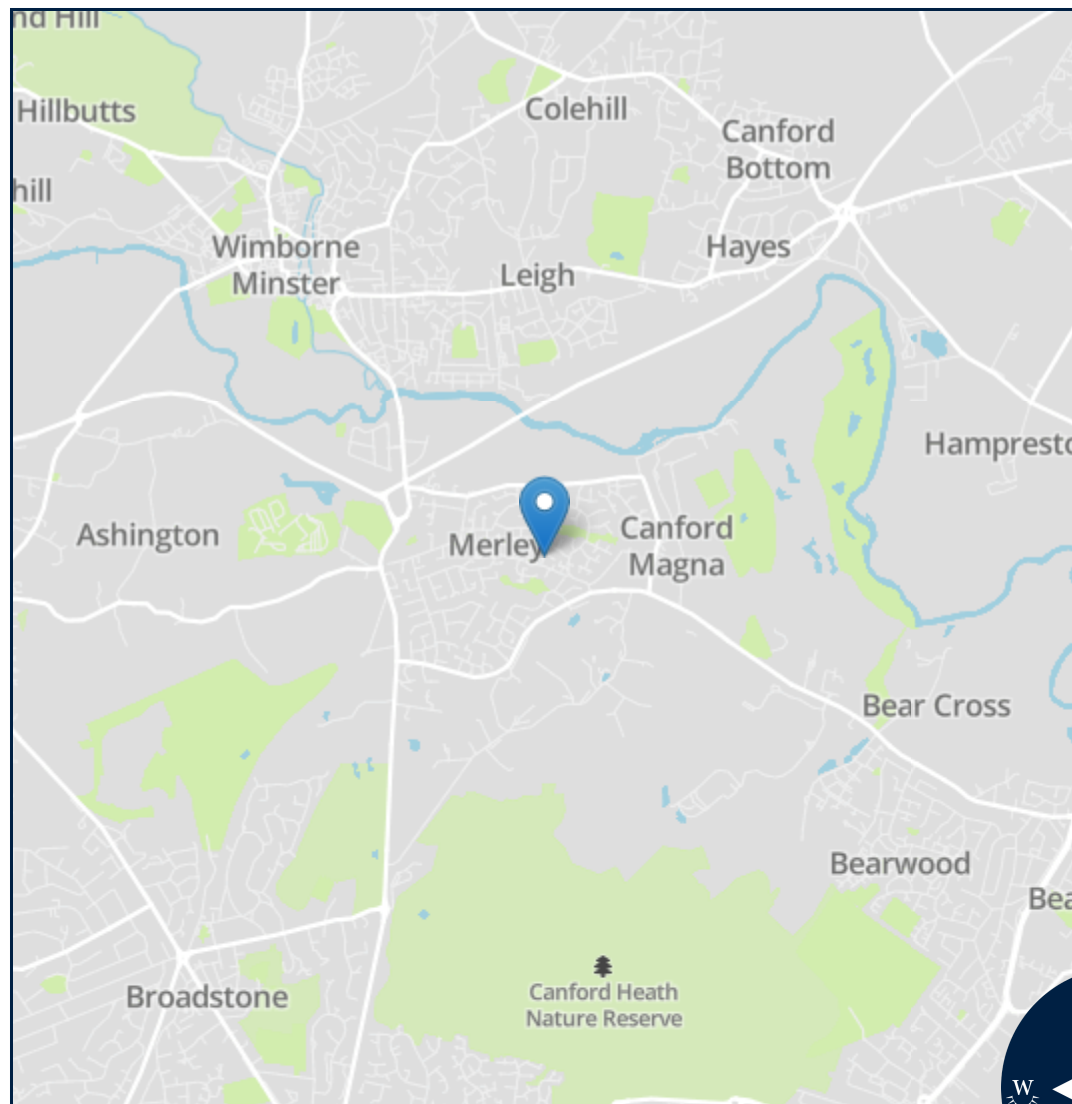
GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	87
(69-80) <b>C</b>	
(55-68) <b>D</b>	67
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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