



27 Cockerell Close, Merley, Wimborne, Dorset BH21 1XR

£369,950

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A beautifully presented three bedroom semi detached house situated on a corner plot in this popular residential road in Merley within close proximity to local shops, parks, schools and amenities. The quaint Wimborne Village with its array of shops and eateries is also close by. This immaculate home has had planning granted for a two storey extension and viewing is essential to appreciate not only its superb location but it's full potential to become a forever family home. The accommodation on offer comprises, living room, kitchen, dining room, two double bedrooms, good sized single bedroom and stylish shower room. Externally the property has an enclosed rear garden with lawned area and sun patio with rear access to a garage and off road parking. To the front the driveway provides further off road parking. Further features include: feature inset wall fire to lounge, fitted wardrobes to bedrooms one and two, storage cupboards, gas central heating and UPVC double glazing. Nearby Schools - Merley First, Queen Elizabeth Secondary and both Poole and Parkstone Grammars.

**ANTHONY
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Entrance Hall Doors to

Living Room 13' 3" x 12' 4" (4.04m x 3.76m)

Kitchen 10' 11" x 7' 5" (3.33m x 2.26m)

Dining Room 10' 11" x 7' 11" (3.33m x 2.41m)

Landing Doors to

Bedroom One 13' 3" x 8' 10" (4.04m x 2.69m)

Bedroom Two 9' 0" x 8' 0" (2.74m x 2.44m)

Bedroom Three 9' 7" x 6' 6" (2.92m x 1.98m)

Shower Room 6' 6" x 6' 3" (1.98m x 1.91m)

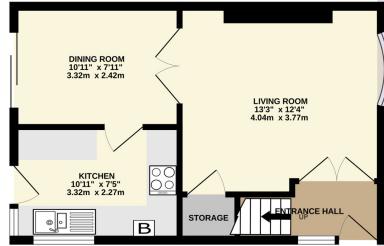
Garage 17' 8" x 8' 10" (5.38m x 2.69m)

Garden Enclosed

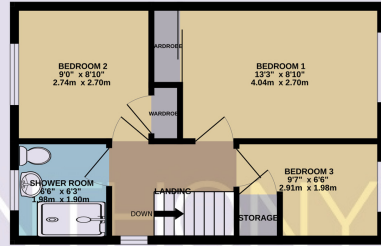
Parking Front and Rear

Council Tax Band C

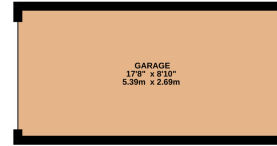
GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.