



Asking Price

£447,500

MERLEY GARDENS, WIMBORNE BH21 1TA

Freehold



- ◆ DETACHED BUNGALOW
- ◆ TWO DOUBLE BEDROOMS
- ◆ SOUTHERLY ASPECT REAR GARDEN
- ◆ NO FORWARD CHAIN
- ◆ NEWLY DECORATED THROUGHOUT
- ◆ ATTACHED SINGLE GARAGE
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ SOLE AGENTS

A well proportioned, two bedroom, detached bungalow situated within the heart of Merley boasting a south facing garden, off road parking and no forward chain.

Property Description

Merley Gardens is positioned within the heart of Merley, close to shopping amenities as well as the General Practitioners. The home has just been redecorated throughout to include the installation of new carpeting and the accommodation comprises of a generous reception hallway, two double bedrooms, family bathroom, kitchen/breakfast room and living room with conservatory. The home also benefits from from gas fired heating, is double glazed throughout and is being offered without forward chain.





Gardens and Grounds

The front garden is primarily laid to dressed gravel and there is a driveway suited to two vehicles, which in turn gives access to the attached single garage. The rear garden is southerly in orientation and is primarily laid to a kept lawn with established flower beds 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: 1275 sq ft (118.5 sq m)

Heating: Gas fired (combi)

Glazing: Double glazed

Loft: Ladder installed 50% boarded.

Parking: Driveway and single garage

Garden: South facing

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

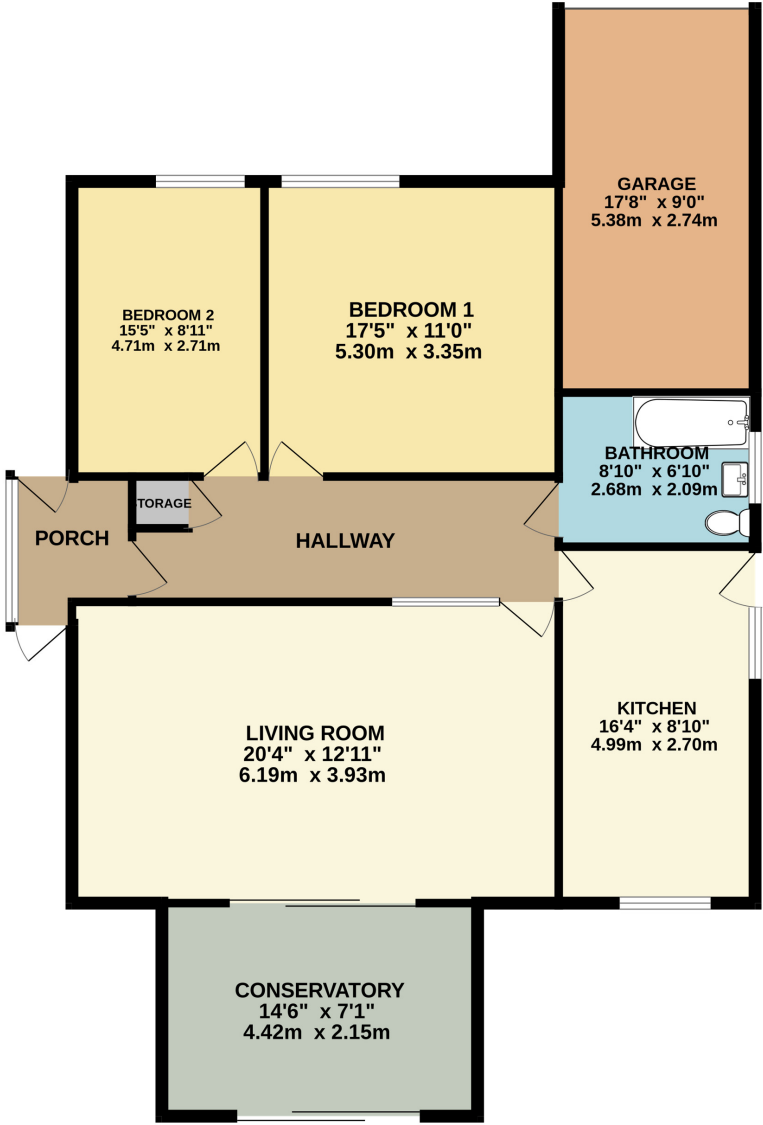
Local Authority: BCP Council

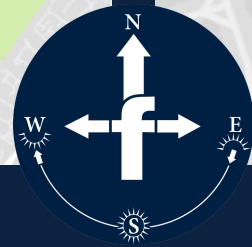
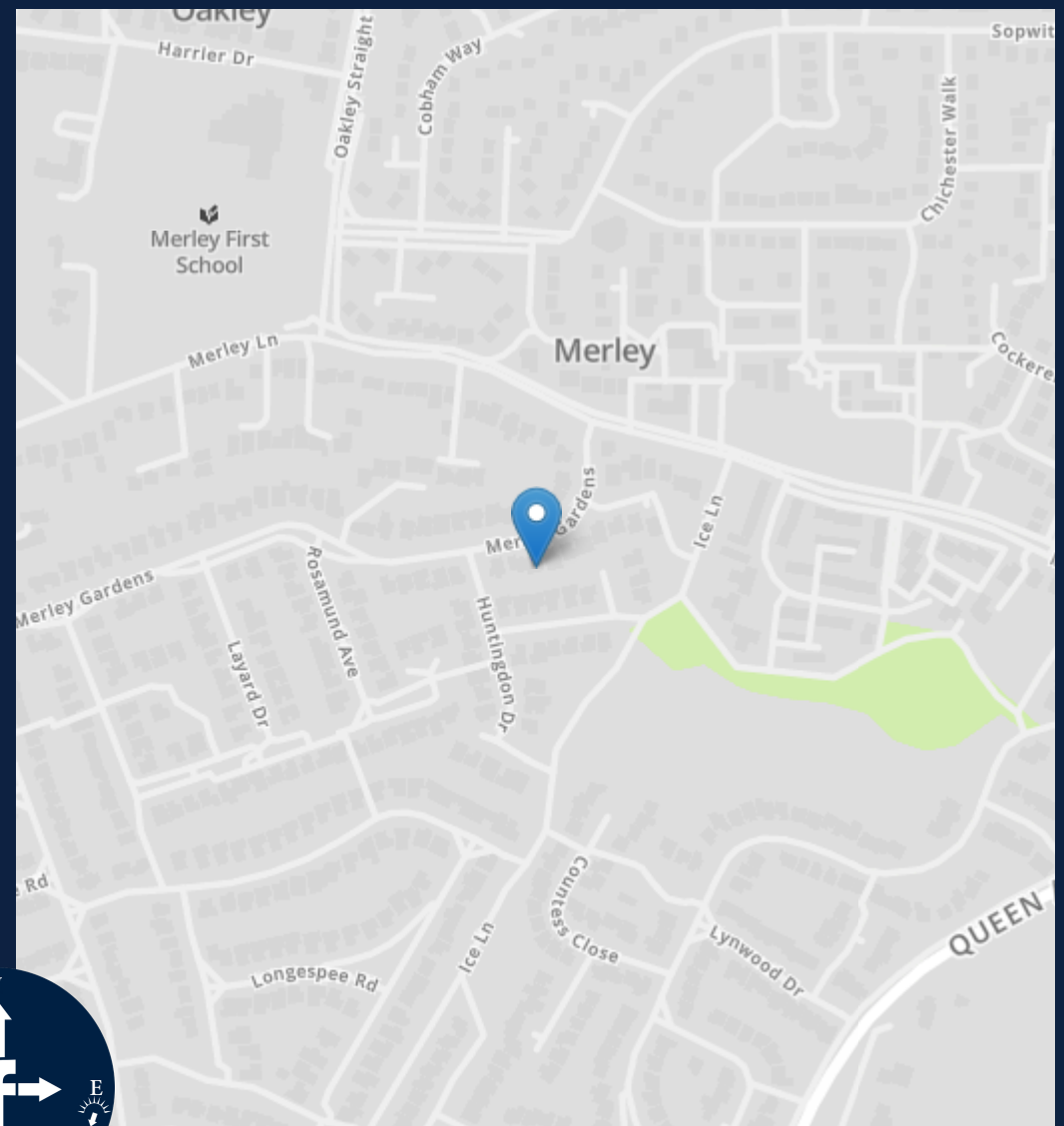
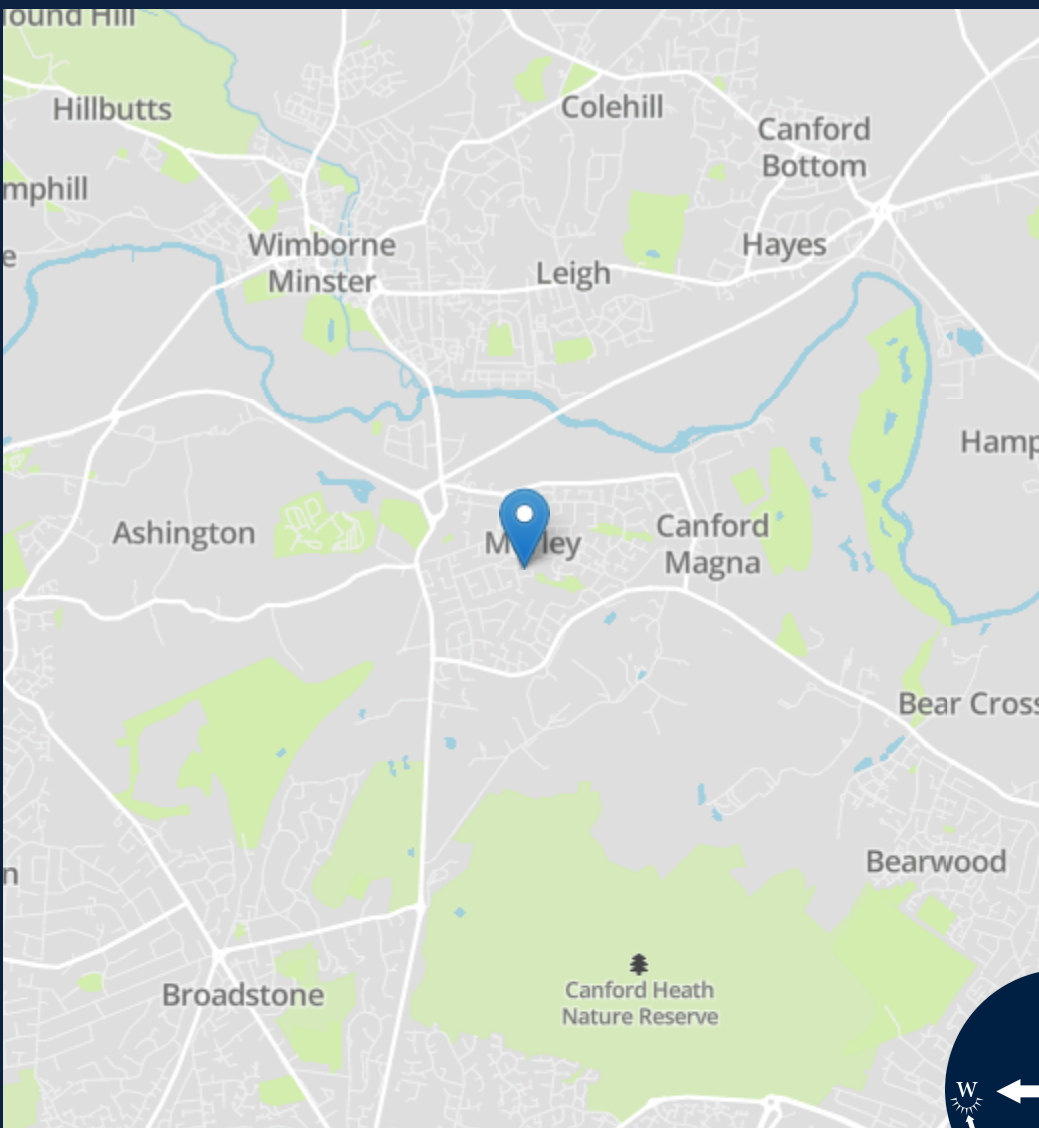
Council Tax Band: D





GROUND FLOOR
1275 sq.ft. (118.5 sq.m.) approx.





Important notice: Fisks Estate Agents, their clients and any joint agents give notice that
1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000