



*Asking Price*

**£535,000**

REMPSTONE ROAD, WIMBORNE BH21 1SX

Freehold







- ◆ DETACHED HOUSE
- ◆ FOUR BEDROOMS
- ◆ DOUBLE GLAZED
- ◆ GAS HEATING
- ◆ SOLE AGENTS
- ◆ TWO BATHROOMS
- ◆ RECENTLY UPDATED THROUGHOUT
- ◆ SINGLE GARAGE & OFF ROAD PARKING

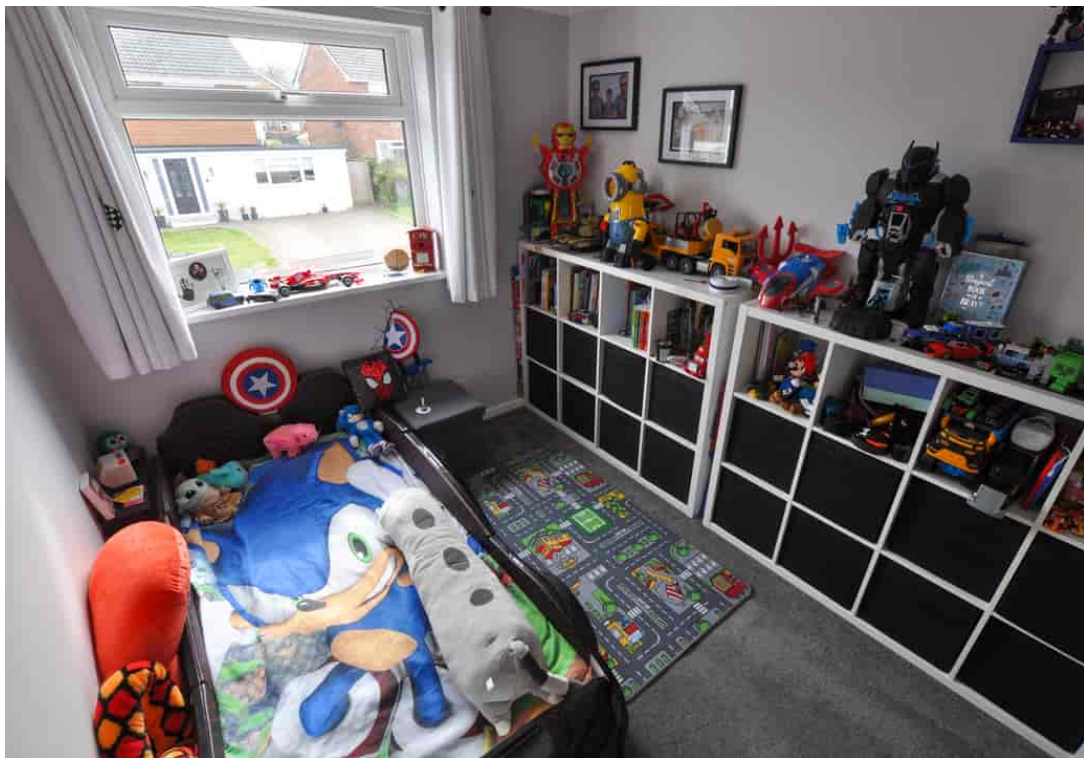
A detached, four bedroom, family home set within the quiet residential cul du sac boasting two bathrooms, modern fitted kitchen, attached single garage and well proportioned garden.

## Property Description

A well proportioned and versatile family home that has been sympathetically updated by its current vendors over the course of the last two years. The accommodation comprises of living room, dining room, kitchen and shower room to the ground floor and four bedrooms and family bathroom to the first floor. Both bathrooms and kitchen have been completely remodelled within the last two years and the home benefits from gas fired heating as well as double glazing throughout.









## Gardens and Grounds

The front garden is laid to shingle and there is a driveway to the right hand side suitable for a couple of vehicles and in turn it leads to a covered car port and single garage. The rear garden has been recently landscaped and there is an elevated patio spanning the rear elevation. The garden is primarily laid to a kept lawn with shrubs and borders.

## Location

Merley (originally called Myrle) is located within the Borough of Poole, 2 miles south of Wimborne Town. The area is popular with families due to the sought after school catchment area and the favoured Merley First School. Residents are well catered for with a wide range of properties and amenities including The Lantern Church which actively supports the community, a convenience store, butchers, doctor's surgery and post office. Merley is within walking distance of the picturesque village of Canford Magna and the prestigious Canford School which offers independent co-educational education of a high quality. Merley provides easy access to the A31 and the larger centres of Poole and Bournemouth are some 5.5 and 7.5 miles distant respectively both offering excellent facilities



Size:1056 sq ft (98.1 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Garage & off road

Garden: Rear

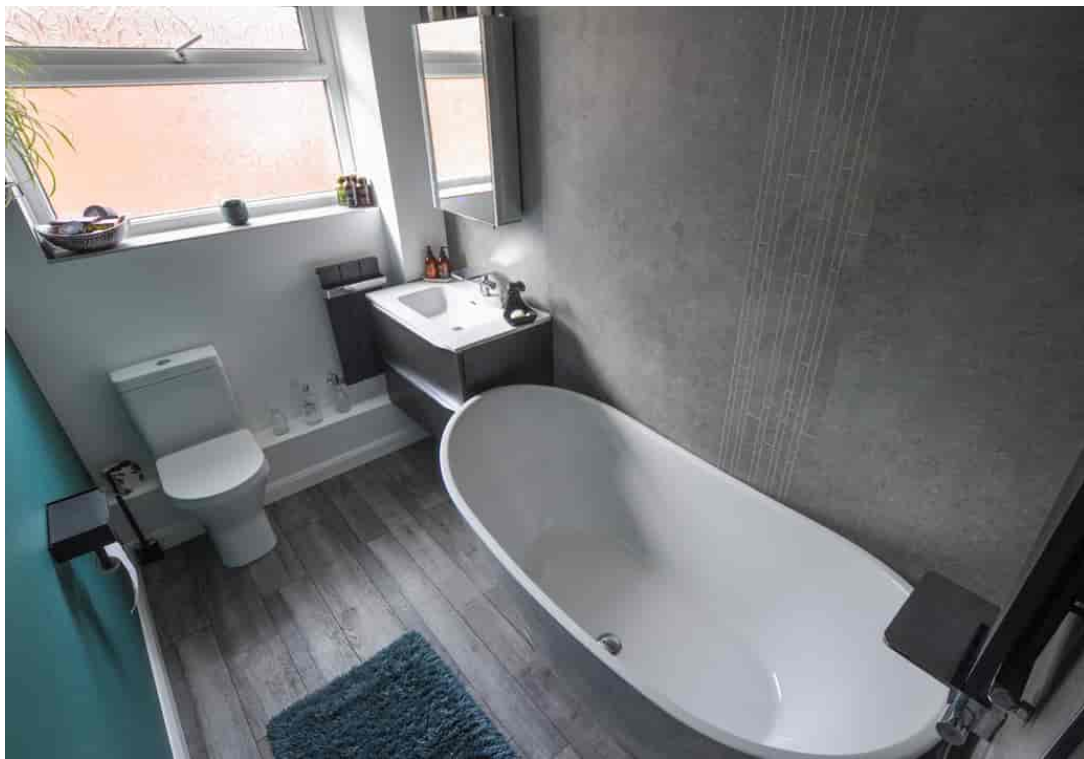
Main Services: gas, water, electric, drains

Local Authority: BPC Council

Council Tax Band: D

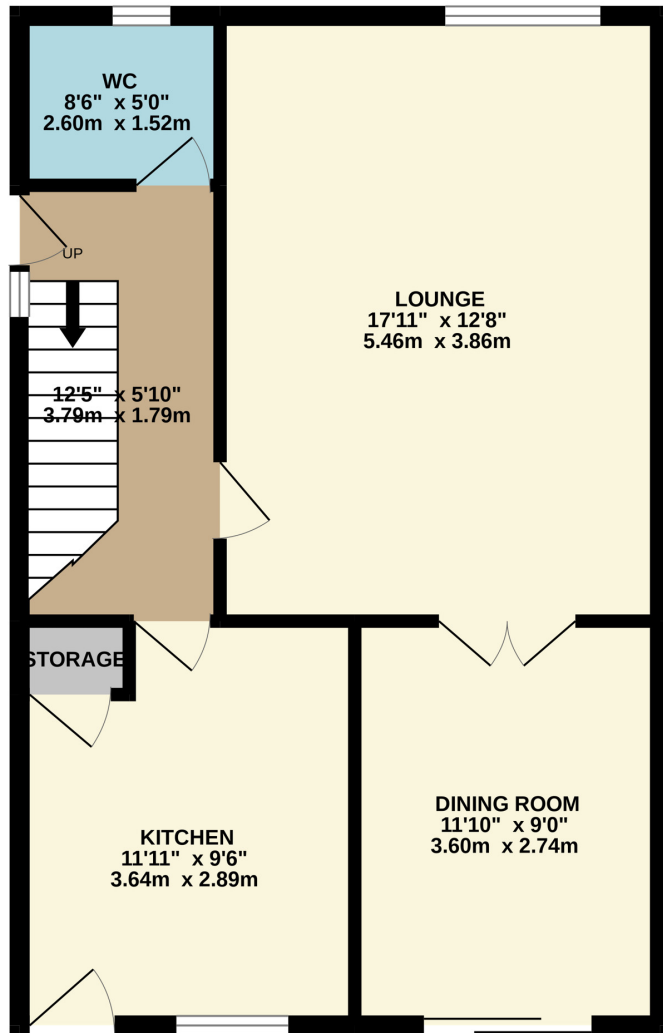




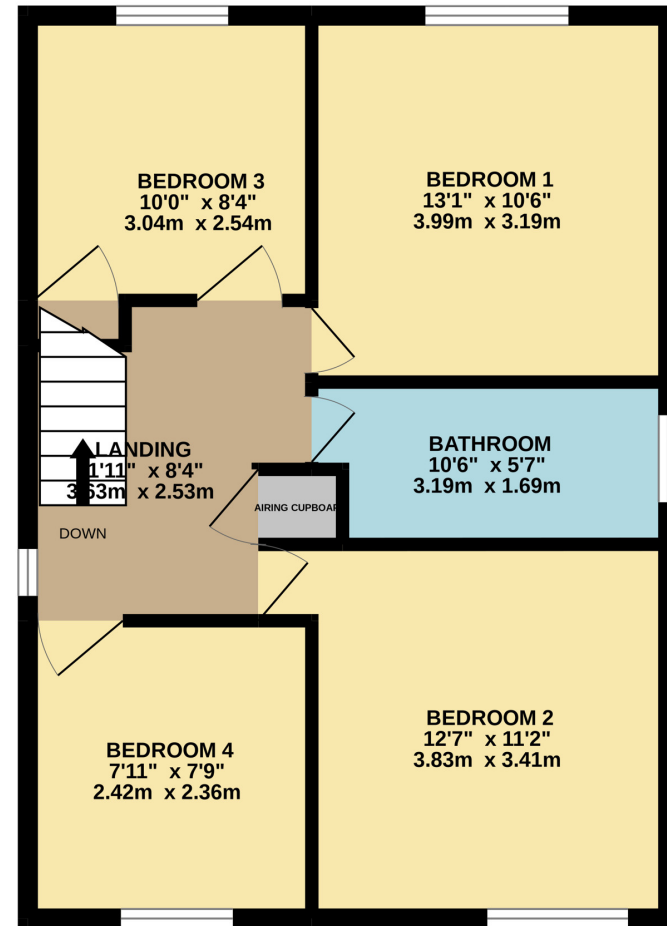




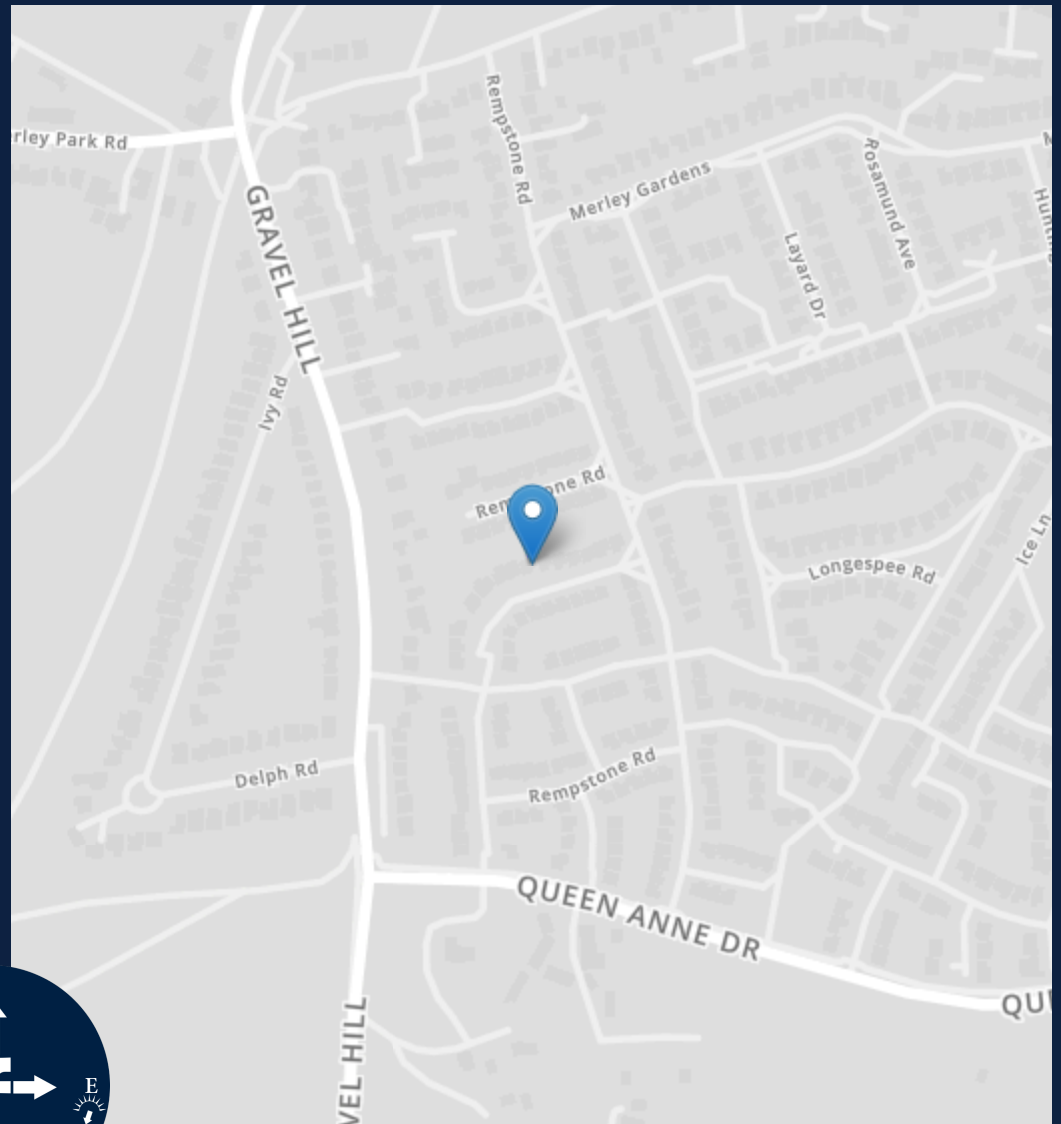
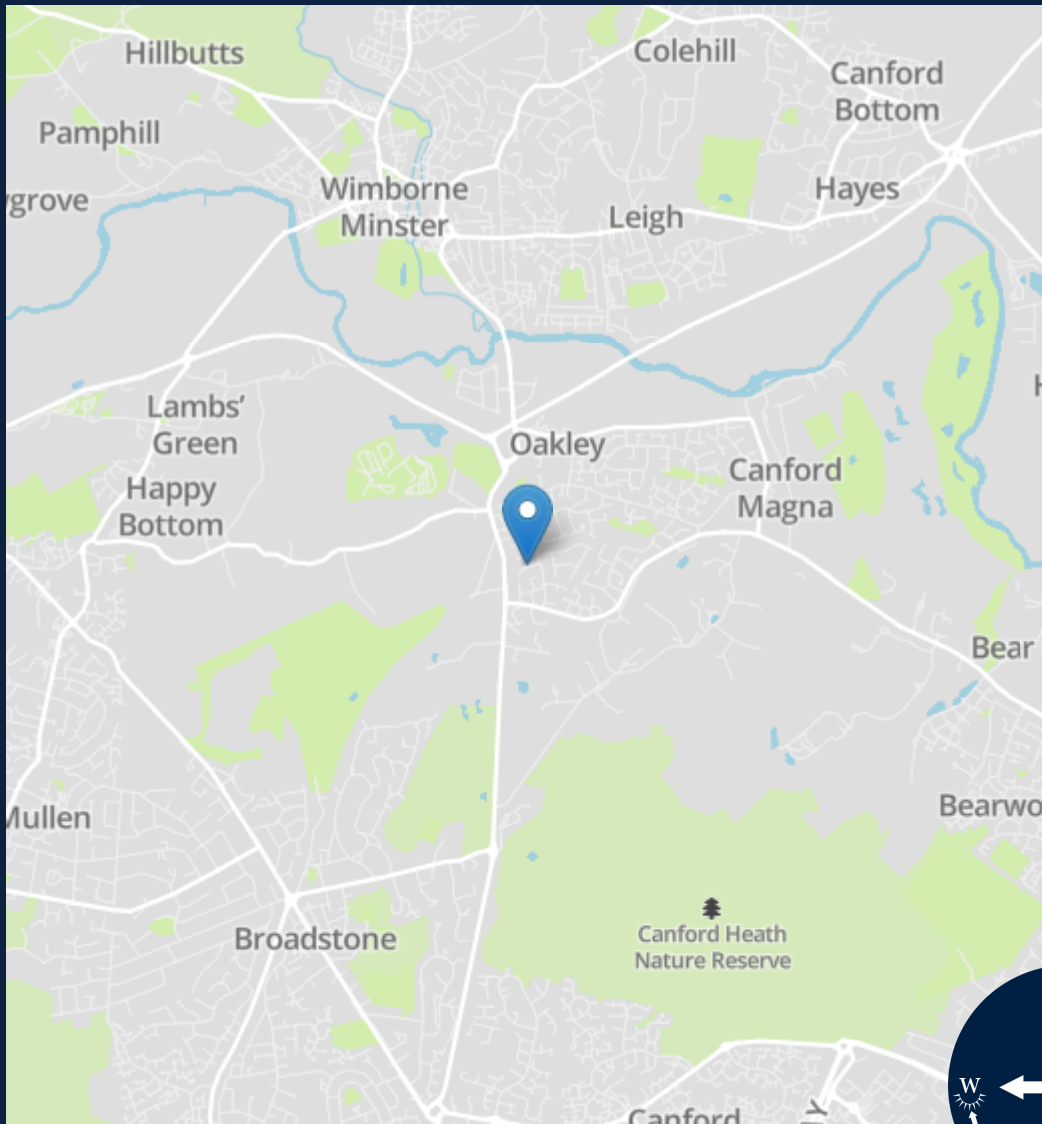
GROUND FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



FIRST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.







| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| <b>A</b><br>(92-100)                        |                         |
| <b>B</b><br>(81-91)                         |                         |
| <b>C</b><br>(69-80)                         | 82                      |
| <b>D</b><br>(55-68)                         | 69                      |
| <b>E</b><br>(39-54)                         |                         |
| <b>F</b><br>(21-38)                         |                         |
| <b>G</b><br>(1-20)                          |                         |
| Not energy efficient - higher running costs |                         |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |



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