



Asking Price

£300,000

Freehold

SUNDERLAND WALK MERLEY, WIMBORNE BH21 1GW



- ◆ **TERRACED HOUSE**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **GAS FIRED HEATING**
- ◆ **RECENTLY REDECORATED**

A mid-terrace, two bedroom house benefiting from gas fired heating, double glazing throughout and two allocated car parking spaces. The property has recently been redecorated throughout and is being offered without a forward chain. Sole Agents.

Room Description

Sunderland Walk was constructed in 2022 in the heart of Merley, close to the shopping amenities and this particular property sits on the easterly edge. The versatile and well proportioned accommodation comprises a modern fitted kitchen with breakfast area, cloakroom and living room to the ground floor and there are two generous double bedrooms and a family bathroom to the first floor. Furthermore, the home benefits from being double glazed throughout and has gas fired heating.

Gardens and Grounds

The rear garden is paved and there is an area laid to lawn. A garden gate on the rear boundary provides access to the parking facility where there are two spaces conveyed with the property.

Extra Information:
Service Charge: £10.50 per month.

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: 862sq ft (80 sq m)

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed. Solar panels (owned)

Parking: Two spaces

Loft: Ladder installed. 25% boarded. Lighting.

Garden: West facing

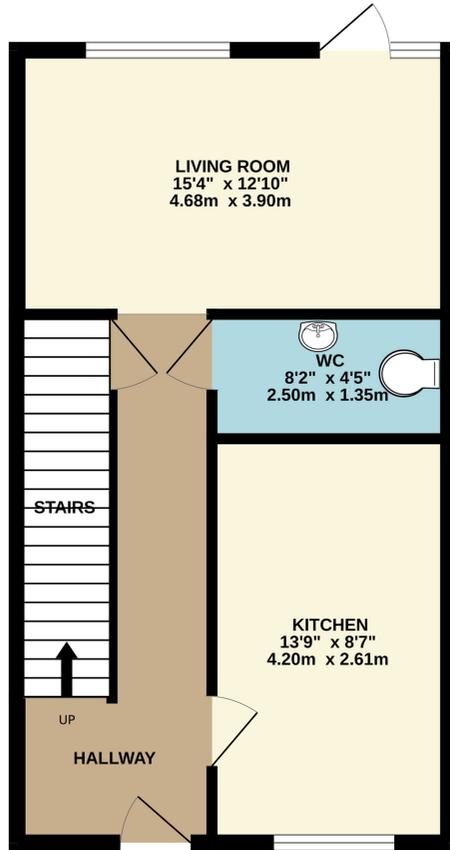
Main Services: Electric, Water, Gas, Telephone, Drains

Local Authority: BCP Council. Council Tax Band: C

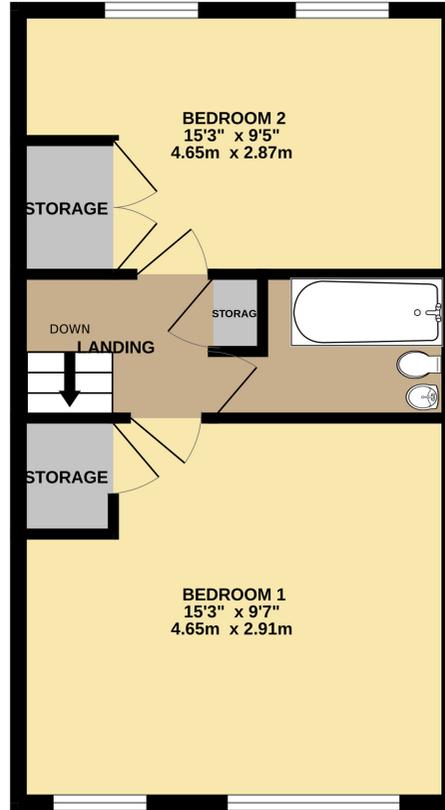
Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk



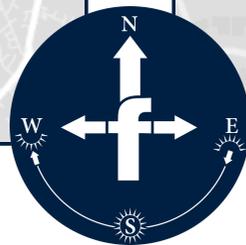
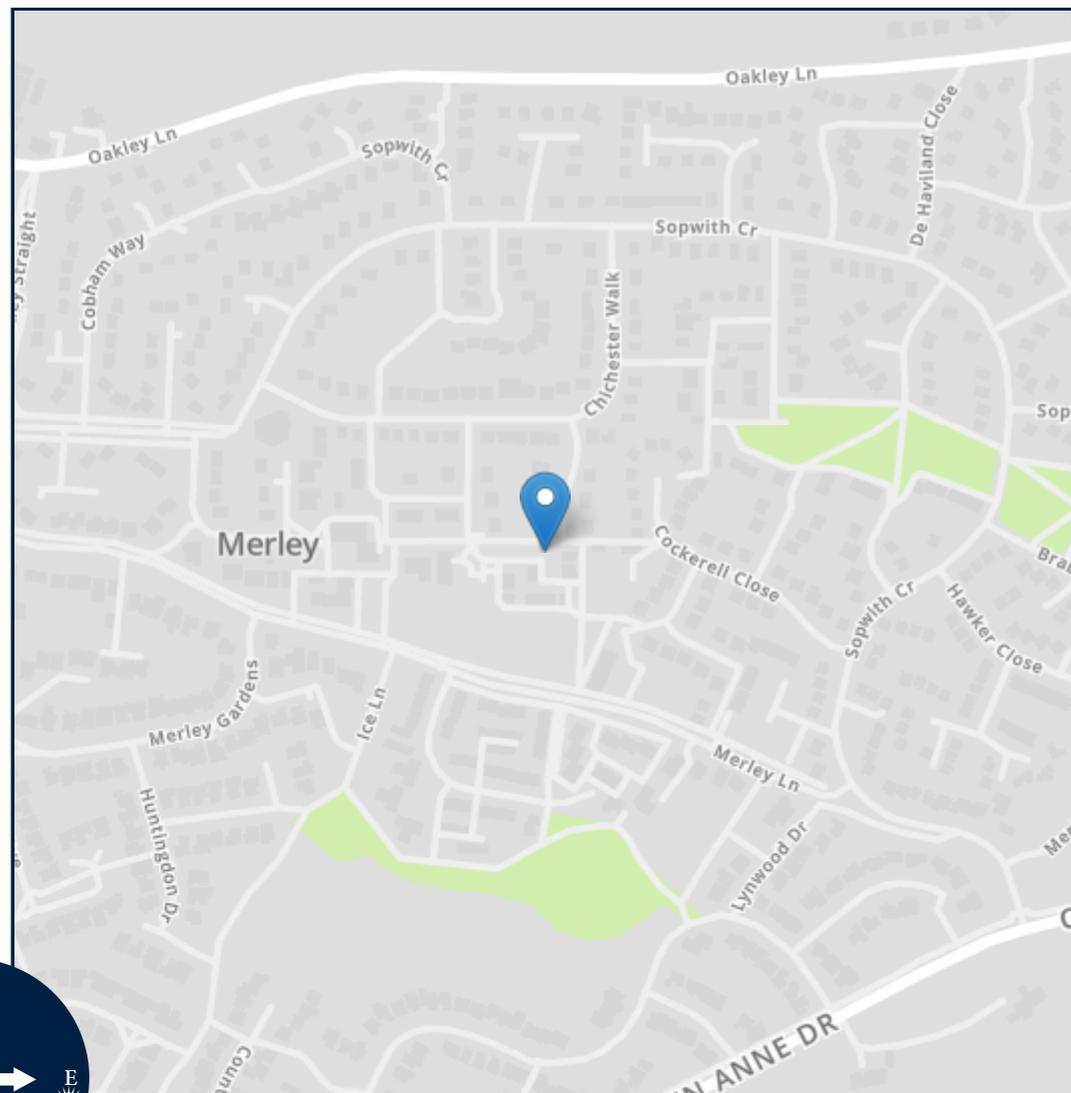
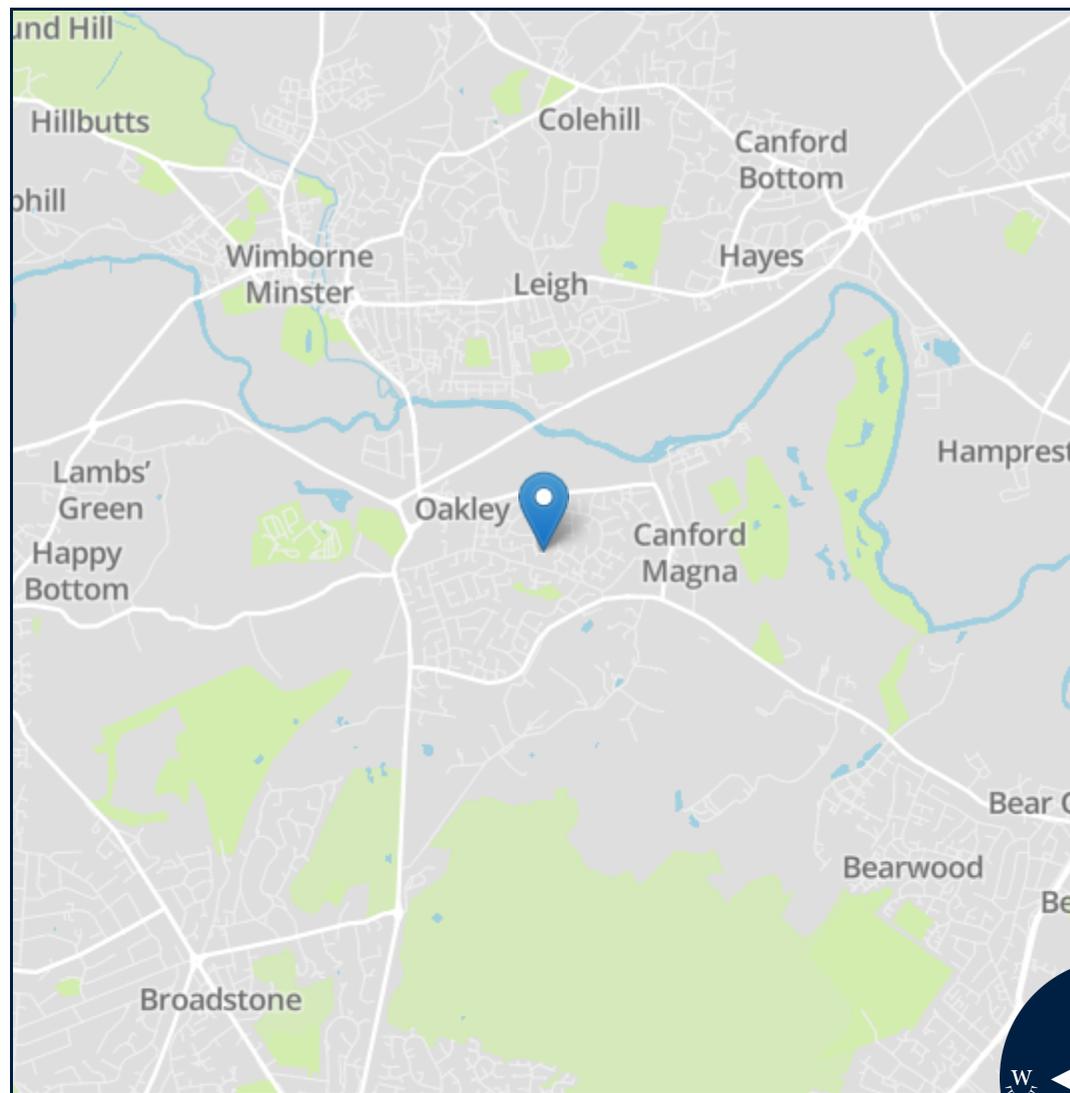
GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	92	94
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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