



Offers In Excess Of

£400,000

LAYARD DRIVE, WIMBORNE BH21 1TF

Freehold



- ◆ TWO DOUBLE BEDROOMS
- ◆ DETACHED BUNGALOW
- ◆ ENCLOSED REAR GARDEN
- ◆ DRIVEWAY PARKING
- ◆ CONSERVATORY
- ◆ NO FORWARD CHAIN
- ◆ DOUBLE GARAGE

A detached, two bedroom bungalow located in the heart of Merley with an enclosed rear garden, driveway parking and a double garage.

Property Details

Layard Drive is positioned in the centre of Merley and sits within close proximity to local amenities such as doctors, local shops and schools. Merley also benefits from multiple bus stops which offer routes to Wimborne, Poole and Bournemouth.

This particular home comprises an entrance hall, which provides access to the principle rooms of the home, dual aspect living room with double doors leading to the conservatory with a kitchen and separate utility room at the rear of the property. There are two double bedrooms, with both bedrooms offering in-built storage and an en-suite shower room in the master bedroom. Additionally, there is a family bathroom.





Garden and Grounds

The front garden has been landscaped and offers driveway parking for approximately three cars. There is a double gate which leads to the rear garden, further parking and the double garage. The rear garden has raised decking and a patio area and benefits from a selection of mature plants and shrubs.

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: Approx 1032 sq ft (95.9 sq m)

Heating: Gas fired (Vented)

Glazing: Double glazed

Parking: Driveway parking and two garages.

Garden: East facing

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

Local Authority: BCP Council

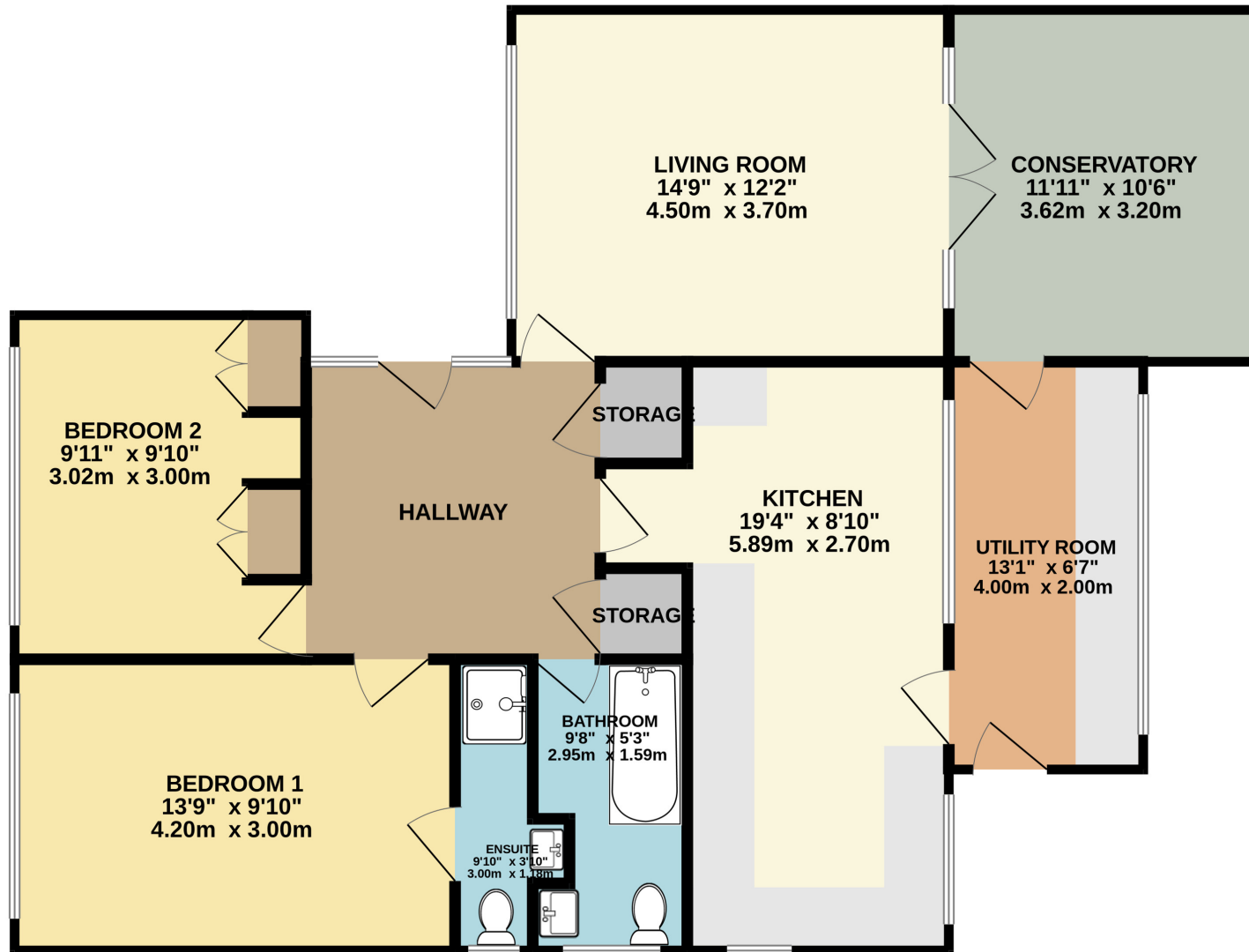
Council Tax Band: D

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

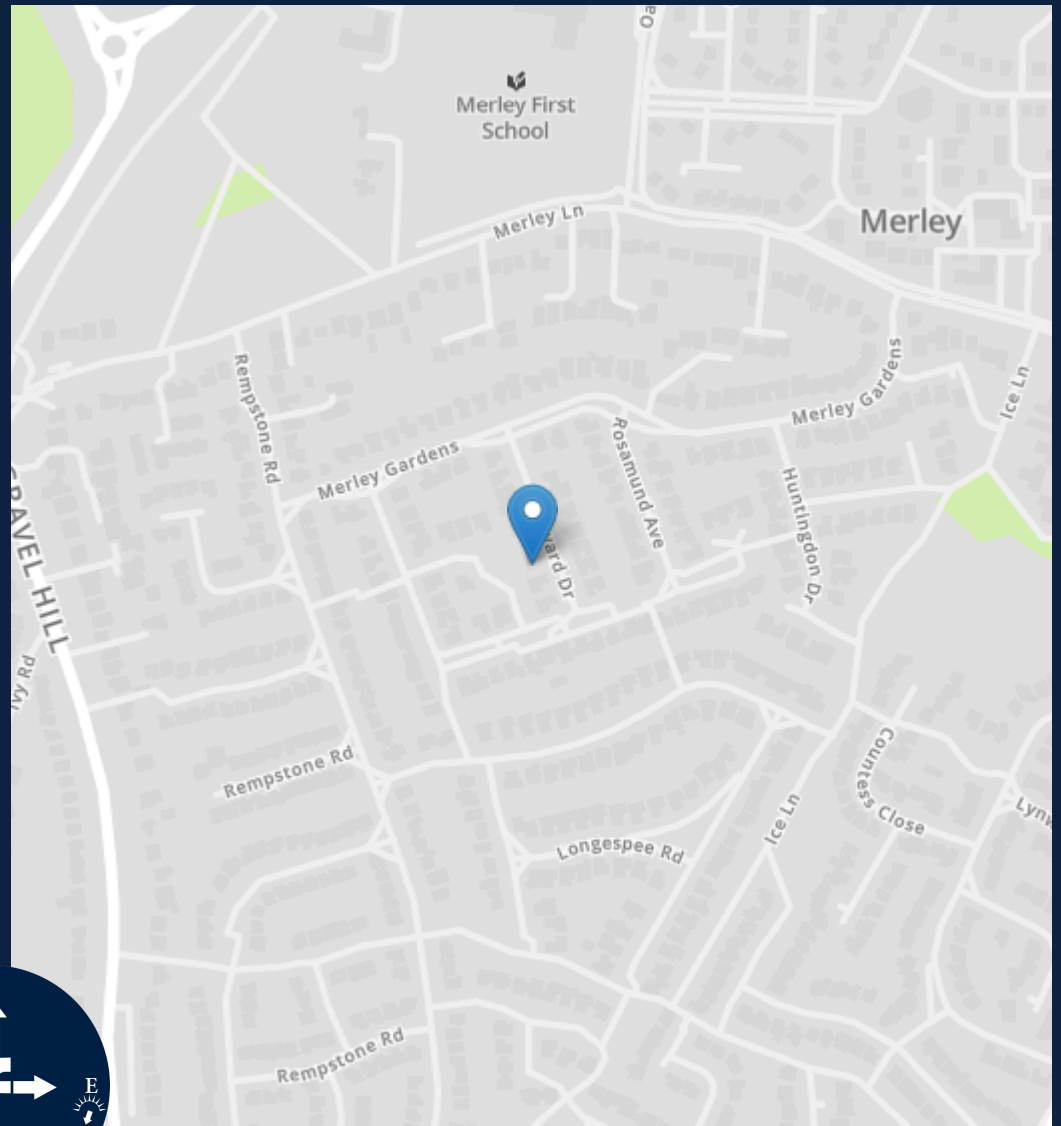
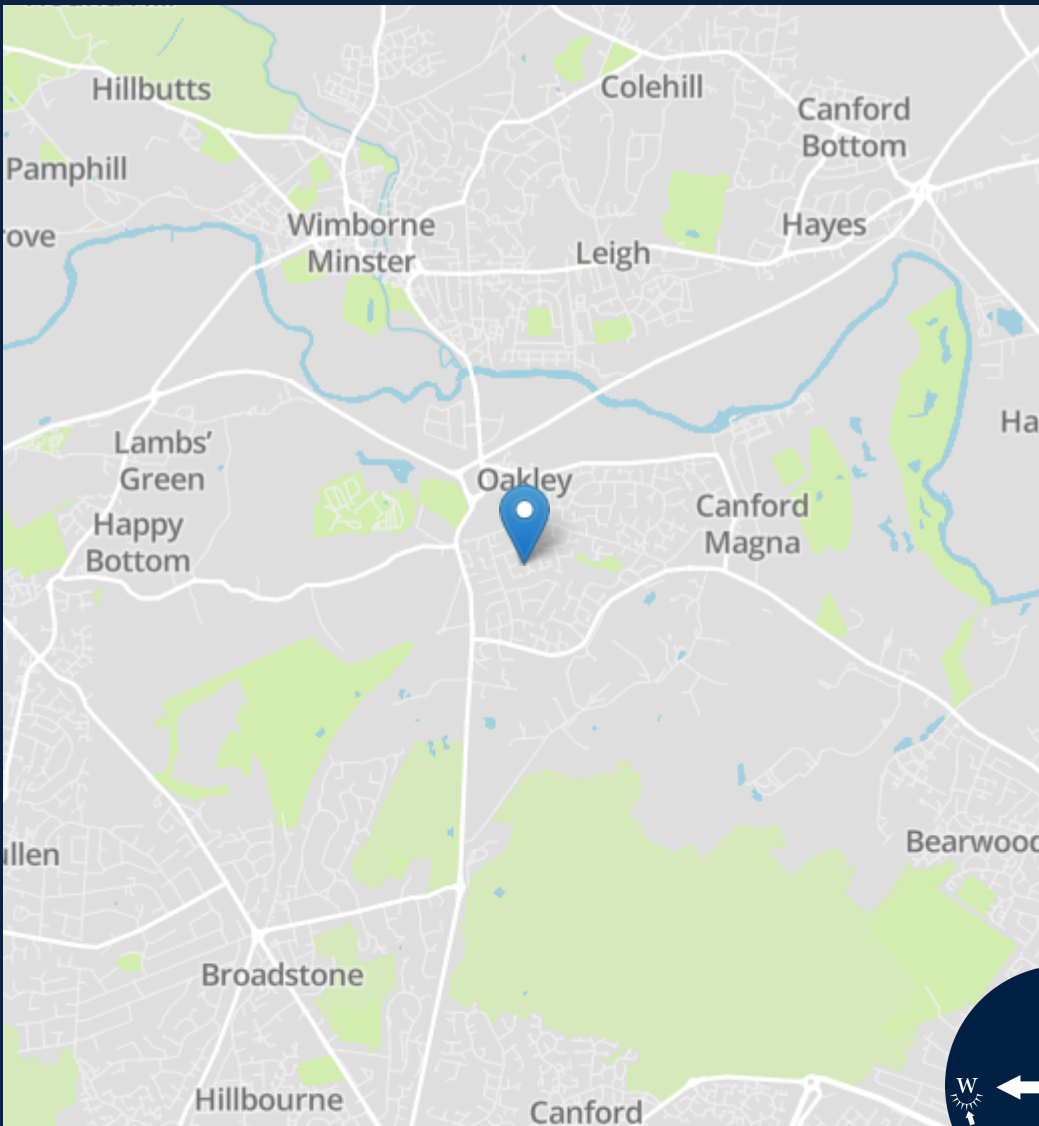




GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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		
(69-80)	C		79
(55-68)	D	55	
(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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