



*Asking Price*

**£325,000**

COCKERELL CLOSE, WIMBORNE BH21 1XR

Freehold



- ◆ TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- ◆ ENCLOSED REAR GARDEN WITH SUMMER HOUSE
- ◆ DRIVEWAY PARKING FOR ONE CAR
- ◆ POPULAR RESIDENTIAL LOCATION
- ◆ SOLE AGENTS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ PRIVATE REAR GARDEN

A well-presented two bedroom semi-detached house with an enclosed rear garden, driveway parking located within a popular cul-de-sac.

## Property Description

Cockerell Close is located in the heart of Merley and comprises a range of two, three and four bedroom homes which were constructed in the 1970's. This particular property has a slightly elevated position, which provides a natural degree of privacy.

This well-presented home comprises a covered entrance porch with a door leading to the living room, the living room is well-proportioned with views of the front garden. The kitchen is located at the rear of the property and offers a selection of base and eye level units and access to the enclosed rear garden. Upstairs there are two double bedrooms, both of which are serviced by the family bathroom and two storage cupboards.

Furthermore there is a generous space to the left hand side of the home which could easily be used to facilitate either a single or double storey extension (STPP).





## Gardens and Grounds

The front garden has been partially landscaped to allow parking for one car with the other half of the front garden laid to lawn with a variety of mature shrubs.

In the rear garden you have an L-shaped paved patio which offers space for outdoor furniture and access to the front garden. The remainder of the garden is elevated and predominately laid to lawn, with the added benefit of a summer house at the top end of the garden, which also has access to power.

## 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: 703 sq ft (65.3 sq m)

Heating: Gas fired (combi) 6 years old

Glazing: Double glazed

Garden: South facing

Loft: Ladder installed with lighting 75% boarded

Main Services: Electric, water, gas and drains

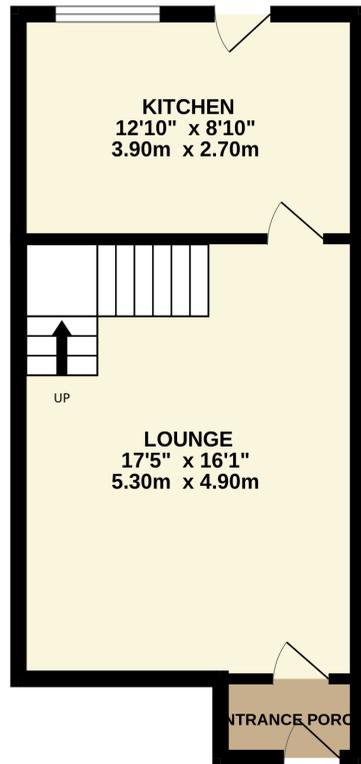
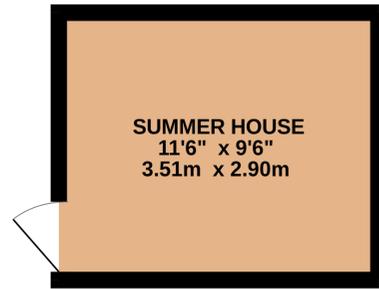
Local Authority: Dorset Council

Council Tax Band: C

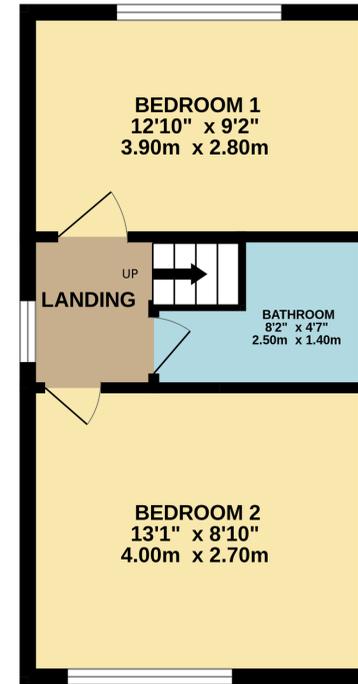


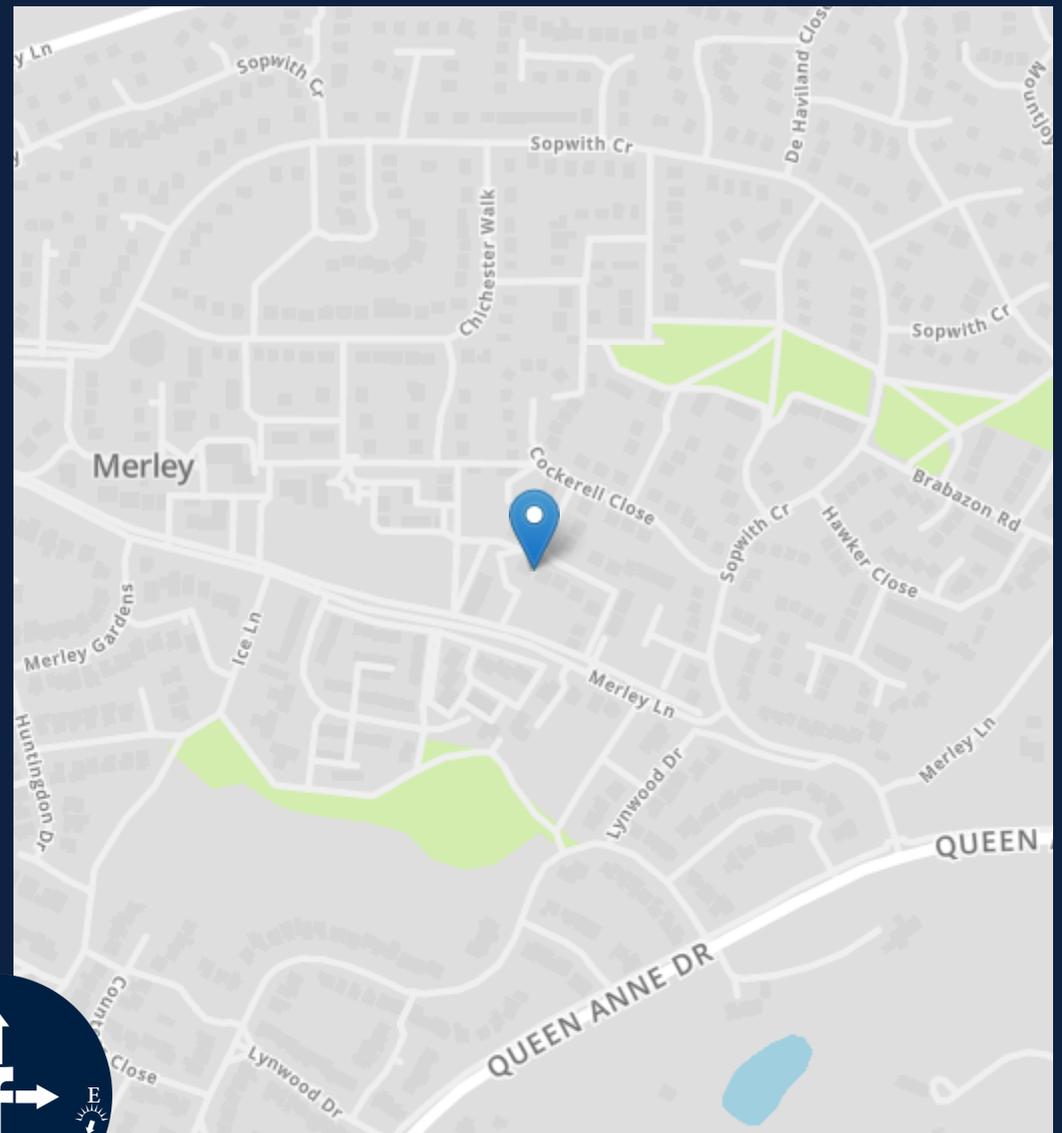
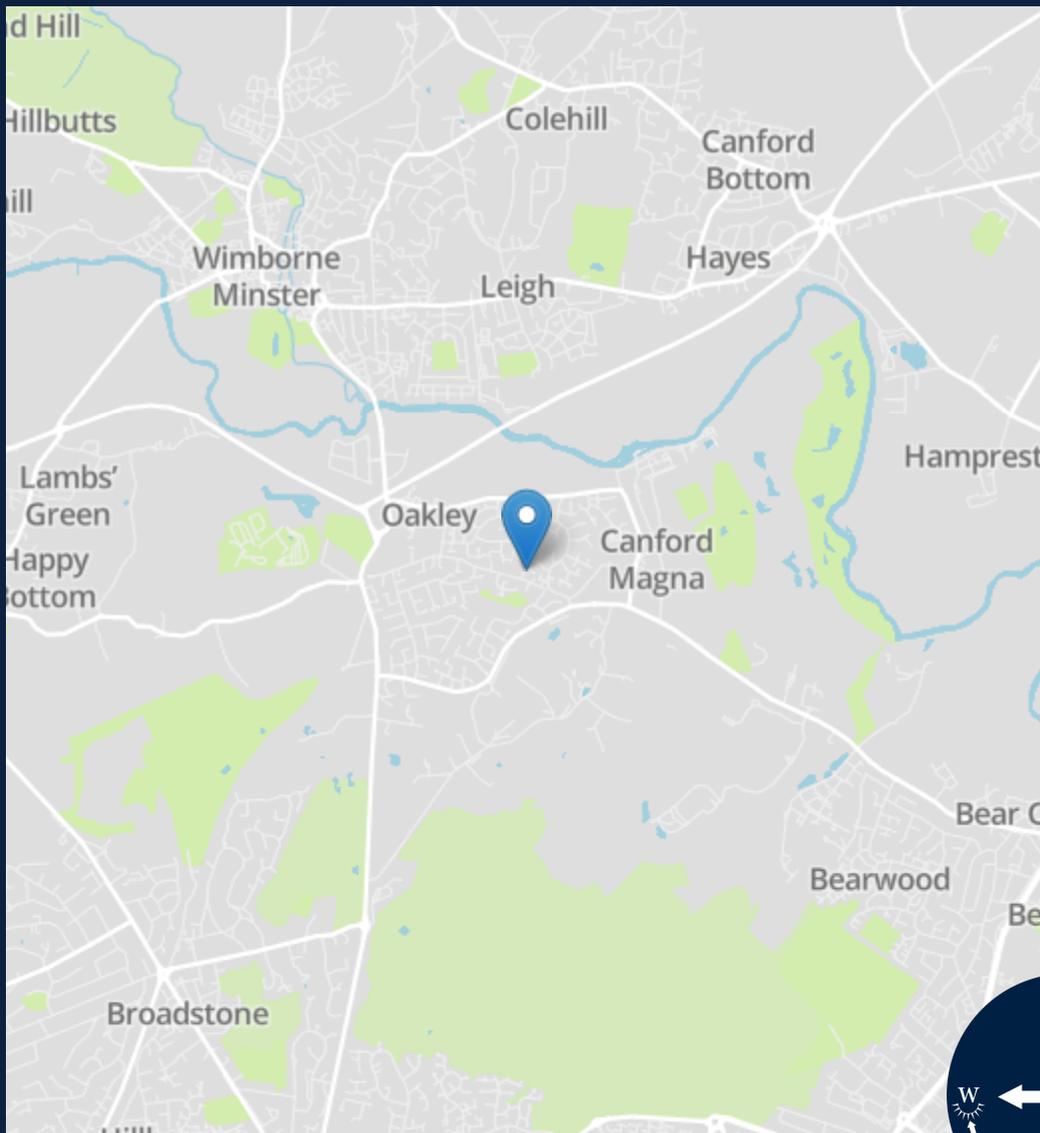


GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.





| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
|   |          | 70      | 77        |

England, Scotland & Wales

EU Directive 2002/91/EC



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](http://www.fisksestateagents.co.uk)

01202 880000