



Asking Price

£445,000

CHICHESTER WALK, MERLEY, WIMBORNE BH21 1SL

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ FOUR DOUBLE BEDROOMS
- ◆ ATTACHED SINGLE GARAGE
- ◆ TO RECEPTION ROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ MODERNISATION REQUIRED THROUGHOUT
- ◆ CLOSE TO LOCAL AMENITIES
- ◆ SOLE AGENTS

A detached, four bedroom, family home within the heart of Merley, needing modernisation throughout and boasting an integral garage, scope to extend and off road parking, as well as a private rear garden.

Room Description

Chichester Walk is positioned within the heart of Merley and comprises a selection of detached and semi-detached houses and bungalows. This particular property is positioned on the northerly side and the accommodation comprises of a generous double aspect lounge/dining room, kitchen, reception room, utility and shower room on the ground floor with four double bedrooms and family bathroom on the first floor. Furthermore, the home has been double glazed throughout and benefits from gas fired heating.





Gardens and Grounds

The front garden is laid to lawn and there is a paved driveway suited to two vehicles and in turn leads to the single attached garage which has an up and over style door. A pathway leads to the right hand side of the property and gives access to the rear garden which is predominantly laid to lawn with a variety of shrubs, kept flower bedrooms and mature 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: 1642 sq ft (152.5 sq m)

Heating: Gas (Combi) recently serviced

Glazed: Double glazed

Loft: No ladder installed.

Parking: Driveway for 2 vehicles and detached single garage

Garden: North facing

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

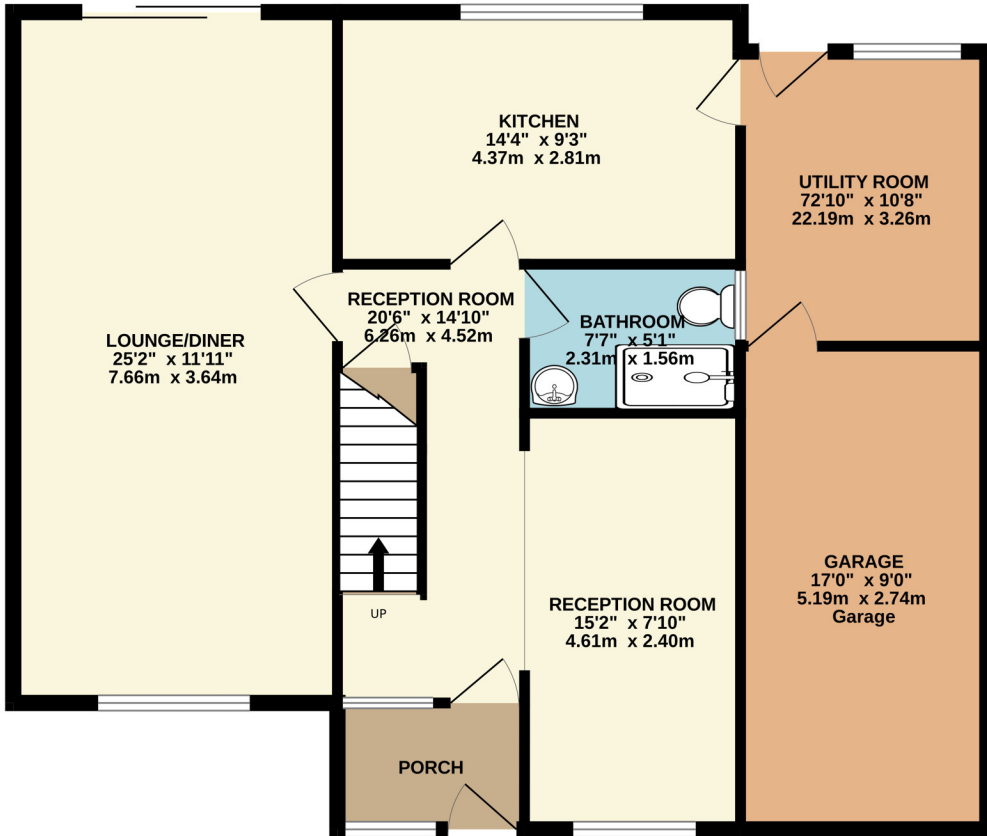
Local Authority: BCP Council

Council Tax Band: E

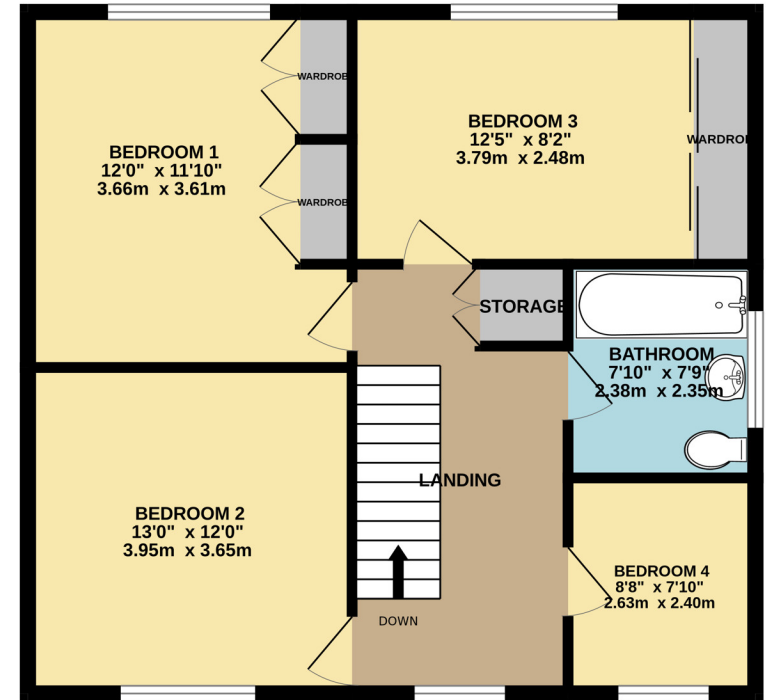




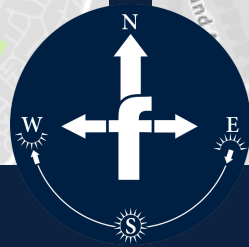
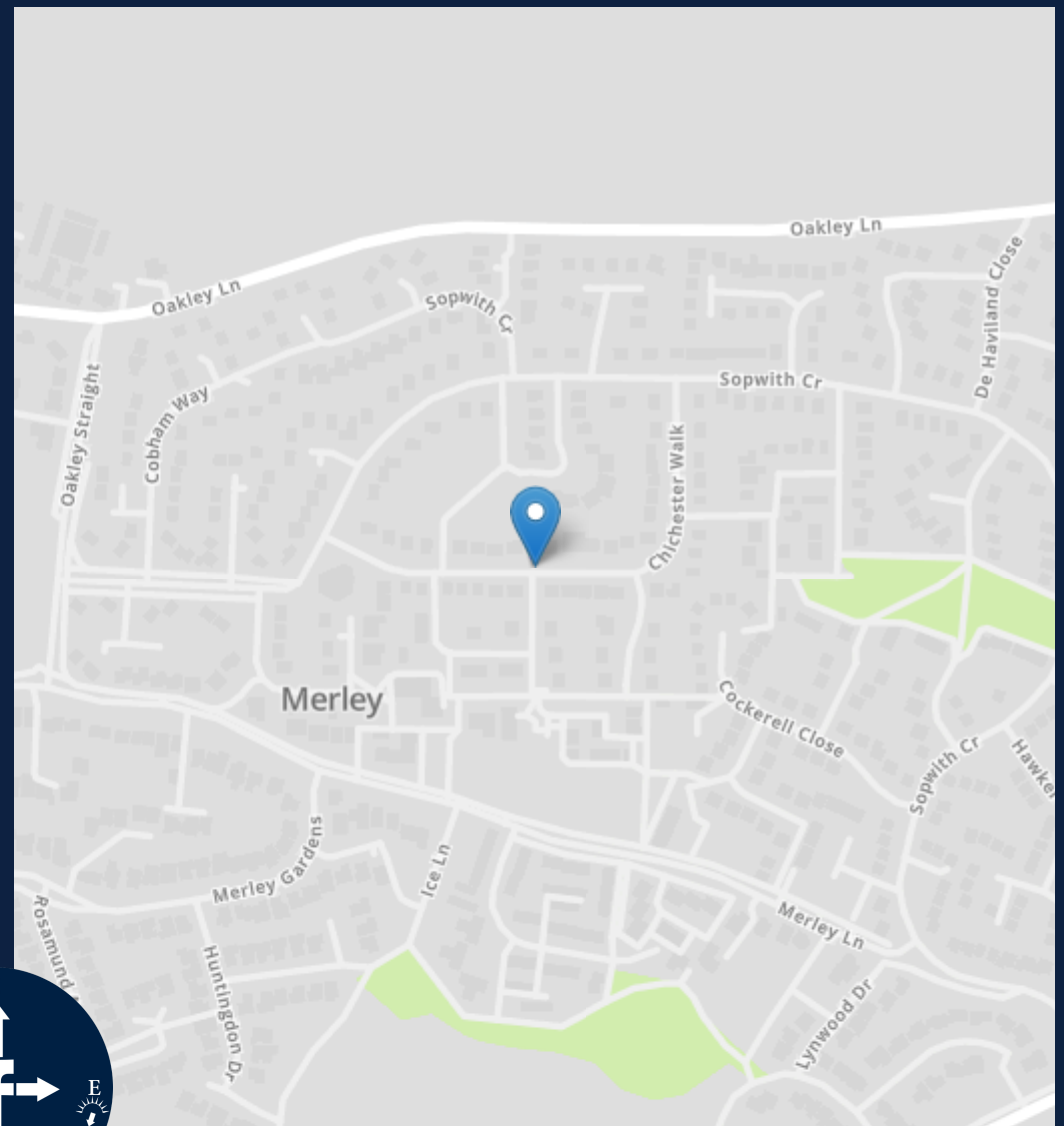
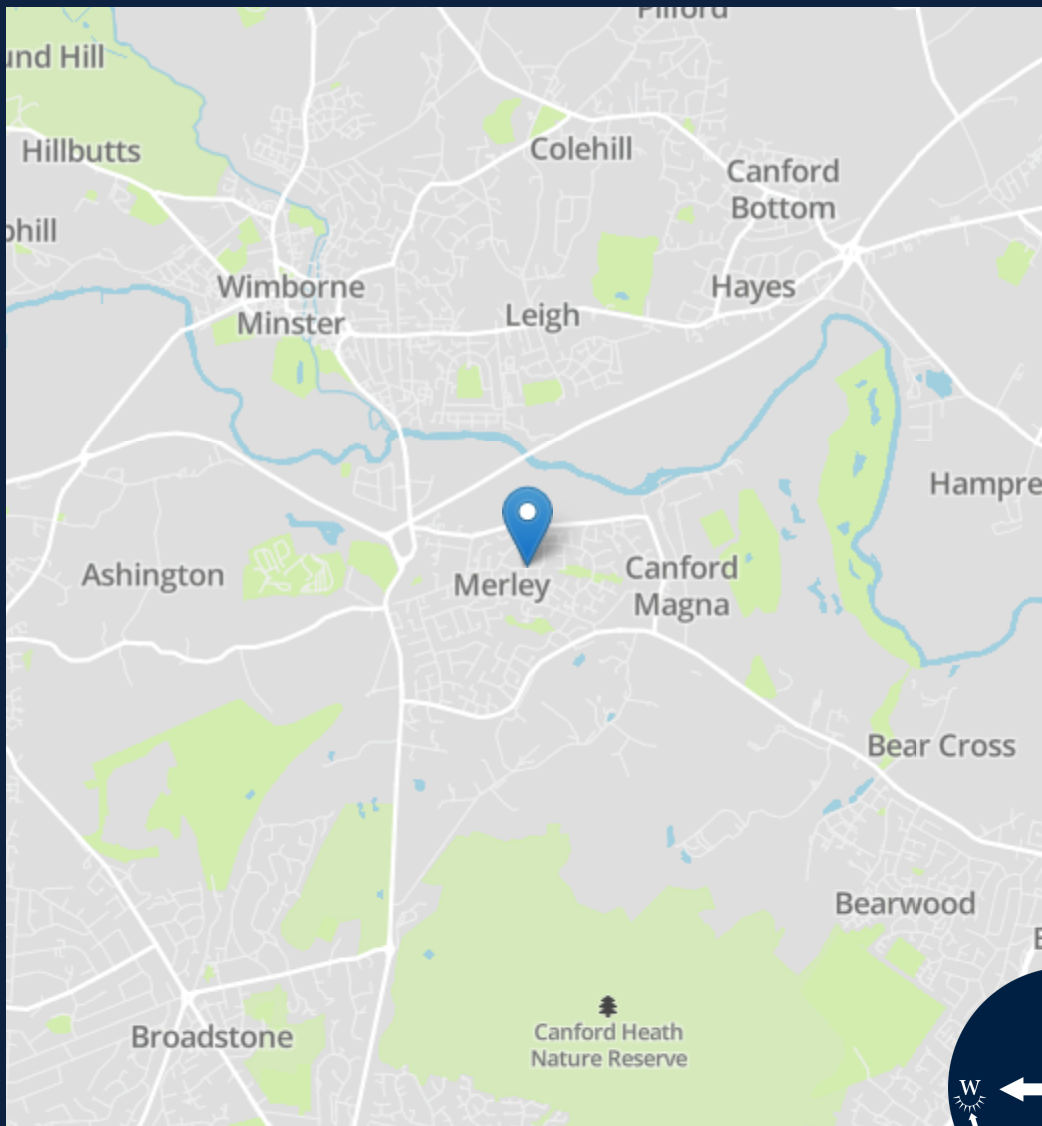
GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1642 sq.ft. (152.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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