



76A MERLEY LANE, WIMBORNE, DORSET, BH21 1RZ
£375,000 FREEHOLD

A MODERN 2 BEDROOM DETACHED BUNGALOW WITH A SOUTH FACING REAR GARDEN ON A SMALL DEVELOPMENT OF 5 HOMES IN THE HEART OF MERLEY, CLOSE TO LOCAL SHOPS AND MERLEY FIRST SCHOOL AND ABOUT 1 MILE FROM WIMBORNE TOWN CENTRE, WHICH OFFERS AN EXCELLENT RANGE OF AMENITIES. NO FORWARD CHAIN.

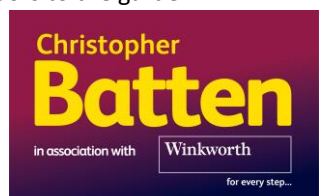
SUMMARY:

Traditionally constructed to a high standard of specification and design by MDM Developments, a Wimborne-based development company, and accessible off a long, brick paved driveway, the bungalow has brick elevations under a slate roof, all mains services, gas central heating, UPVC double glazed windows and quality floor coverings throughout.

AT A GLANCE

- South facing rear garden
- On a small development of 5 homes
- About 1 mile from Wimborne town centre
- Parking for 2 vehicles
- Open plan kitchen/living room with bifold doors to the garden

Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION:

A covered entrance canopy leads to the reception hall which has loft access and an airing cupboard.

The open plan kitchen/living room has bifold doors to the south facing rear garden and is fitted with high gloss units, granite worktops, Neff appliances include an integrated fridge/freezer, integrated dishwasher, electric hob and oven. There is a separate utility room with a wall mounted Vaillant gas boiler, space and plumbing for washing machine and tumble dryer.

The bungalow has 2 bedrooms, and the family bathroom has a bath (with shower above), modern vanity unit and a WC.

A block paved area provides parking for 2 vehicles, and a side gate leads to a private rear garden enclosed by close boarded fencing with a lawn, a paved terrace, and outside lighting.

LOCATION:

Merley offers local shops, a health practice, a First School and a church, and bus services run to the



coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities. There are delightful walks close by, in Delph Woods and along the Castleman Trailway to Wimborne and Poole.

COUNCIL TAX:

Band D

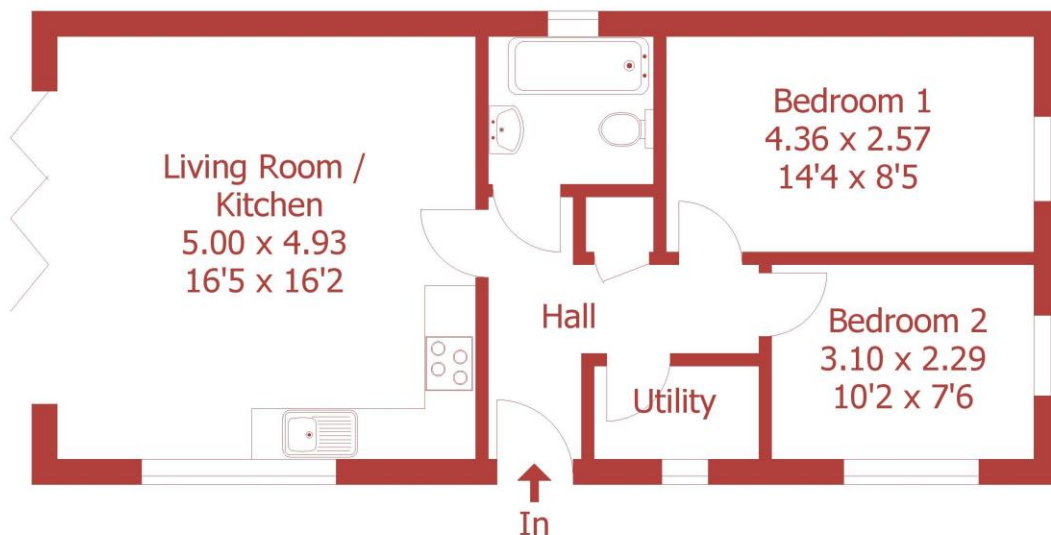
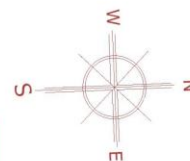
DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane. Take the first turning on the right into Oakley Straight and proceed to the T-junction, turning left into Merley Lane. The development can be found on the right hand side, before reaching the junction with Merley Gardens.



76a Merley Lane, Merley

Approximate Gross Internal Area :- 58 sq m / 622 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B	86	87
(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	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

