



157 MERLEY WAYS, WIMBORNE, DORSET, BH21 1QR
£449,950 FREEHOLD

A 2/3 BEDROOM CHALET STYLE BUNGALOW SITUATED IN A POPULAR, WELL ESTABLISHED RESIDENTIAL ROAD, ABOUT 1 MILE SOUTH OF WIMBORNE TOWN CENTRE.

SUMMARY:

The well maintained property is presented in good decorative order benefitting from a gas fired central heating system, replacement UPVC double glazing, detached garage, ample off road parking, nicely enclosed, private rear garden, and the 2 ground floor reception rooms have been opened up to form a sitting room and dining room but could easily be reinstated to form a third bedroom.

AT A GLANCE

- In a popular residential road
- About 1 mile south of Wimborne town centre
- Presented in good decorative order
- Garage and ample off road parking
- Nicely enclosed rear garden



DESCRIPTION:

An integral entrance porch with a front door leads through to the reception hall where there is an airing cupboard.

A glazed door leads into the sitting room featuring a fireplace (with inset gas fire), and glazed doors open through to the dining room/bedroom 3 with a patio door leading out to the rear garden.

The kitchen comprises an excellent range of units, ample worktops, 4-burner gas hob, Neff electric oven, appliance space and plumbing for washing machine, integrated fridge/freezer, cupboard housing a Vaillant boiler, and a door to the rear garden.

Bedroom 1 has fitted wardrobes, chest of drawers and a shelved alcove. There is a ground floor modern bathroom.

From the reception hall, stairs lead to the first floor second bedroom with access to eaves storage cupboards.



A driveway providing ample off road parking with flower and shrub borders extends to the side of the property through wrought iron gates to a detached garage (with an up-and-over door, pitched roof, lighting and power points, and a side window). To the rear of property, there is a raised paved patio, and the well maintained, nicely enclosed rear garden has a centre lawn, established apple tree, outside tap, and a timber garden shed to the rear of the garage.

LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

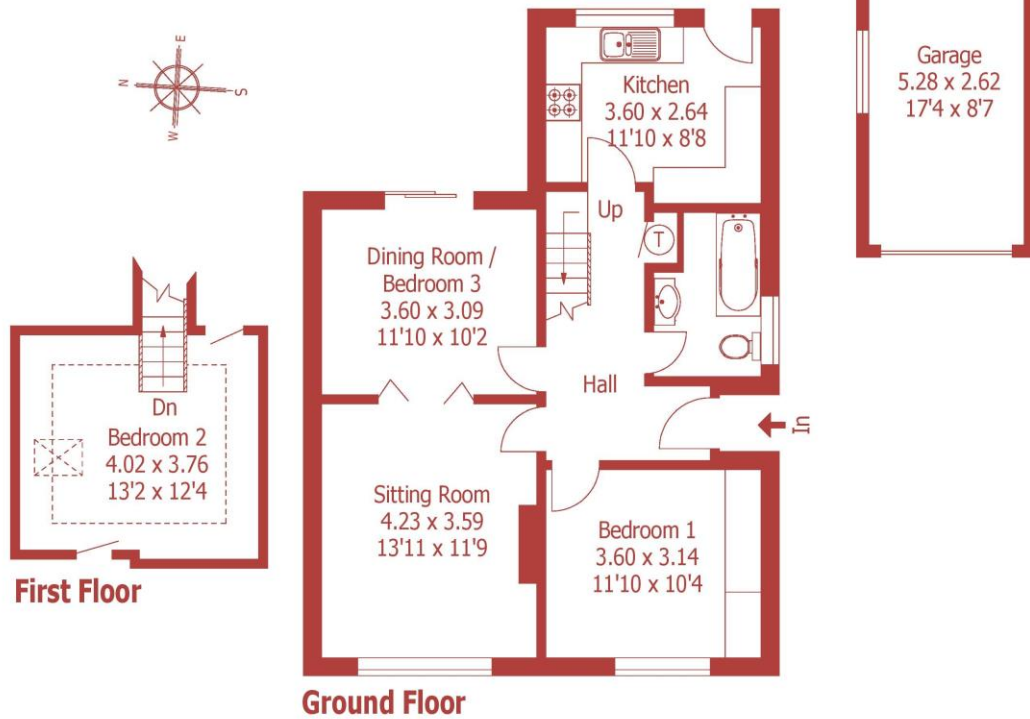
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DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and on to Oakley Hill. Take the first turning on the right into Merley Ways. At the T-junction, turn right, and number 157 can be found a short distance down the hill, on the right hand side.



Approximate Gross Internal Area :- 80 sq m / 860 sq ft
 Garage Approximate Gross Internal Area :- 14 sq m / 149 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		79
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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