



97 COCKERELL CLOSE, MERLEY, WIMBORNE, DORSET, BH21 1XR  
£279,250 FREEHOLD

## A 2 BEDROOM TERRACED HOUSE WITH A PRIVATE, ENCLOSED REAR GARDEN AND A GARAGE IN AN ADJACENT BLOCK, IN A MEWS STYLE SETTING AT THE END OF A RESIDENTIAL CUL-DE-SAC.

### SUMMARY:

This well presented property has undergone a programme of refurbishment. The gas central heating boiler and fitted kitchen have been replaced in the last 2 years, the bathroom was re-fitted about a year ago, and the majority of the windows have been replaced with UPVC double glazing.

### AT A GLANCE

- 2 bedroom house in a mews style setting
- Spacious living room
- Modern kitchen/breakfast room
- Refitted bathroom
- Private garden & garage in an adjacent block



## DESCRIPTION:

A new UPVC double glazed front door leads to an entrance lobby. The living room has an open plan staircase to the first floor. The kitchen/breakfast room was re-fitted 2 years ago and has an excellent range of units and worktops, a 5-burner gas hob, Bosch electric double oven, space and plumbing for dishwasher and washing machine, space for American style fridge-freezer, new UPVC double glazed door to the rear garden.

The first floor landing has access to the partly boarded loft (with fitted light.) Bedroom 1 has a front aspect, and bedroom 2, to the rear, has an airing cupboard housing the gas central heating combination boiler.

The bathroom comprises bath (with wall mounted shower), WC and circular basin on a washstand, and a towel radiator.

There is a garage in an adjacent block. The open plan front garden is lawned with a footpath to the front door. The private, enclosed rear garden has a paved patio, a water tap, a lawn, a timber shed and a gate to the rear.



## 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 C

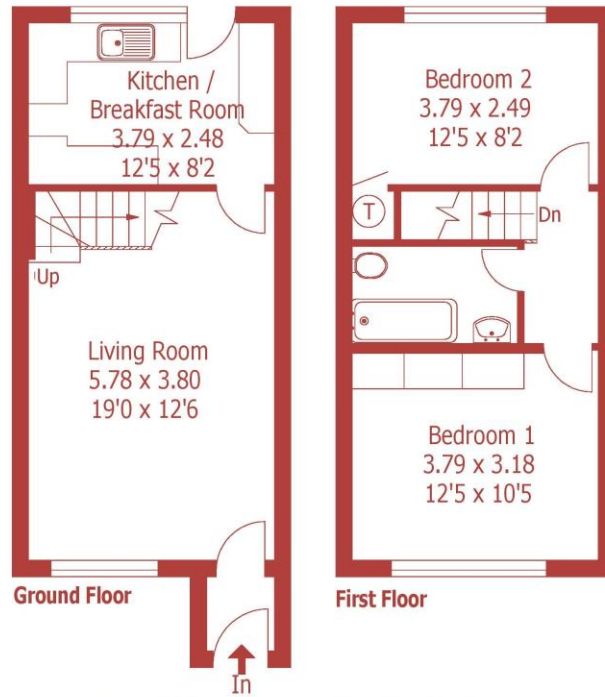
## DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before The Willett Arms, turn left into Oakley Lane. Turn right into Oakley Straight, and left into Sopwith Crescent. Proceed to the far end, and turn right into Cockerell Close. Take the first turning on the left, and continue to the end of the cul-de-sac, bearing right at the end, where there is parking. A pedestrian footpath provides access to the row of terraced houses.





Approximate Gross Internal Area :- 65 sq m / 695 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		90
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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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