



252 SOPWITH CRESCENT, MERLEY, WIMBORNE, DORSET, BH21 1XL  
PRICE GUIDE: £375,000 FREEHOLD

## A PARTICULARLY WELL PRESENTED 2 DOUBLE BEDROOM DETACHED BUNGALOW IN A QUIET CUL-DE-SAC IN THE HEART OF MERLEY AND ABOUT 2 MILES FROM WIMBORNE TOWN CENTRE. NO FORWARD CHAIN.

### SUMMARY:

Completely refurbished and presented in excellent condition throughout, the bungalow stands in a large spacious plot and benefits from gas central heating, double glazing, a garage, ample off road parking and a south west facing rear garden.

### AT A GLANCE

- No forward chain
- L-shaped dual aspect living room
- Modern kitchen/breakfast room & bathroom
- Garage & ample off road parking
- South west facing rear garden



## DESCRIPTION:

Traditionally built circa 1978 by Comben Homes, a well known national house builder of the time, the bungalow has brick and tile hung elevations and a concrete tiled roof.

The entrance hall leads to an L-shaped, dual aspect living room with ornamental fireplace, electric fire, and wall light points. There is a very well appointed kitchen/breakfast room with modern work surfaces and units, stainless steel sink, Worcester gas boiler, fitted Bosch washing machine, oven, ceramic hob, and space for table and chairs.

An inner hall leads to 2 double bedrooms and a bathroom.

A paved and tarmac driveway provides ample off road parking and leads to an attached garage with electric up-and-over door, light and power. The open plan front garden has a large, well maintained lawn, enclosed in part by a low brick wall.

There is a large, south west facing rear garden enclosed by fencing, with a lawn, a paved terrace, a small greenhouse and a water butt.



## 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.

## COUNCIL TAX:

Band D

## DIRECTIONS:

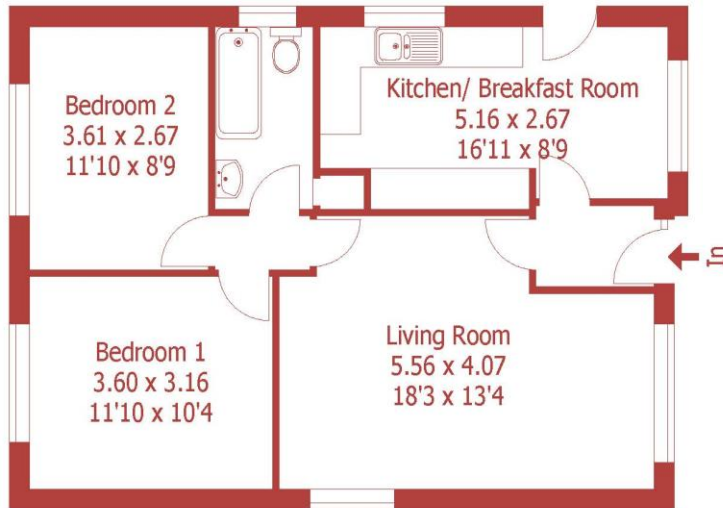
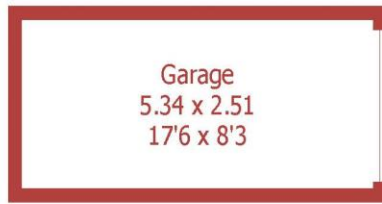
From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane. Turn right into Oakley Straight, and left into Sopwith Crescent. Follow the road around, and, as it bends to the right, number 252 can be found in a cul-de-sac on the right hand side.



## 252 Sopwith Crescent, Merley

Approximate Gross Internal Area :- 64 sq m / 687 sq ft

Garage Approximate Gross Internal Area :- 13 sq m / 144 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	
A (95+)	87
B (81-91)	
C (69-80)	69
D (55-68)	
E (39-54)	
F (21-38)	G
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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