



MERLEY GLEN, 45 GRAVEL HILL, WIMBORNE, DORSET, BH21 1RW  
PRICE GUIDE: **£400,000-£425,000** FREEHOLD

## **AN OLDER STYLE 2 DOUBLE BEDROOM DETACHED BUNGALOW OFFERING SCOPE FOR IMPROVEMENT AND FOR SALE WITH NO FORWARD CHAIN.**

### **SUMMARY:**

Located in an established residential area about 1.5 miles from the centre of Wimborne, the property is set well back from the road and approached off a long driveway with a turning area and a detached garage.

The bungalow was built in the 1930s, and has brick and pebbledash render elevations under a concrete tiled roof. It is in a dated condition and requires complete modernisation, but benefits from electric heating and UPVC double glazing.

### **AT A GLANCE**

- Bungalow in need of modernisation
- NO FORWARD CHAIN
- Garage and ample off road parking
- Dual aspect living room
- Kitchen/breakfast room & bath/shower room



## DESCRIPTION:

A large reception hall leads to 2 spacious bedrooms (with bay windows and fitted wardrobes), a dual aspect living room (with double glazed French doors to a rear lean-to), a kitchen/breakfast room (with units, worktops, electric hob, double oven, and double glazed door to a side porch) and a bath/shower room (with bath, shower cubicle, WC, wash basin and airing cupboard.)

The first part of the driveway is shared with number 47.

The driveway to Merley Glen extends to the front and side where there is ample turning space. The detached garage has an up-and-over door and a side window.

The front garden is bounded by a mixed hedge and includes a wildflower garden and shrubs. There is access all around the property to the rear garden which comprises a lawn, a seating area, a greenhouse and shed.



Agents' Note: This property is being sold on behalf of a corporate client. It is marketed subject to obtaining Grant of Probate, and must remain on the market until contracts are exchanged. As part of a deceased person's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that the services, heating system and appliances have not been tested, and no warranty can be given or implied as to their working order.

### LOCATION:

The property is located close to the popular Merley development which 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

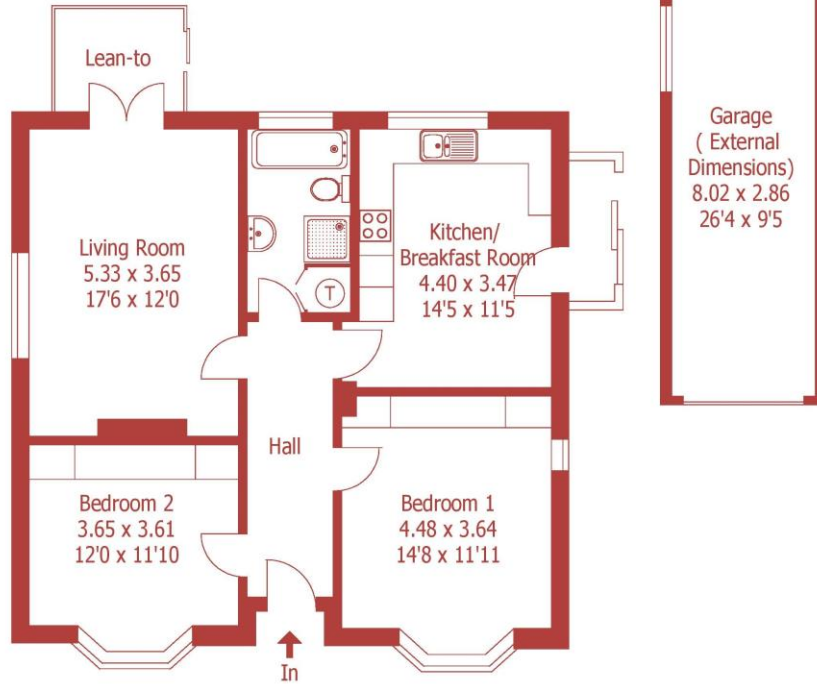
### DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. Number 45 can be found on the left hand side, just before the service road and traffic lights at the junction with Queen Anne Drive.





Approximate Gross Internal Area :- 80 sq m / 863 sq ft  
 Garage Approximate Gross Internal Area :- 23 sq m / 247 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		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		42	79
EU Directive 2002/91/EC			

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