



45 CHICHESTER WALK, MERLEY, WIMBORNE, DORSET, BH21 1SL

£349,950 FREEHOLD

A 2 BEDROOM SEMI-DETACHED BUNGALOW WITH AMPLE OFF ROAD PARKING, A GARAGE AND A PRIVATE, WESTERLY FACING REAR GARDEN, SITUATED ON THE POPULAR MERLEY DEVELOPMENT.

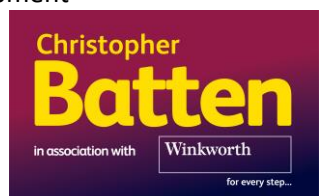
SUMMARY:

Set on a level site and benefitting from gas central heating and UPVC double glazing, the property is for sale with NO FORWARD CHAIN.

AT A GLANCE

- Private, westerly facing rear garden
- Garage and ample off road parking
- NO FORWARD CHAIN
- Kitchen/breakfast room
- On the popular Merley development

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DESCRIPTION:

An integral porch leads to an entrance hall with a ceramic tiled floor and a built-in cupboard. The kitchen/breakfast room has units, Glow Worm gas central heating boiler, electric hob, extractor hood, electric oven, integrated dishwasher, space for upright fridge-freezer and door to an enclosed side porch (with space and plumbing for washing machine, space for tumble dryer and door to the driveway.)

The lounge has a picture window to the front. An inner hallway has loft access and leads to 2 double bedrooms and a bathroom (with wash basin, WC, bath with electric shower over, electric shaver point and airing cupboard.)

The open plan front garden is predominantly lawned, with flower beds. A paved driveway alongside the bungalow provides ample off road parking and leads to a garage (with up and-over door, lighting, rear window and side door.) There is an exterior water tap, and a gate leads to the private, enclosed, westerly facing rear garden which is lawned, with an established apple tree and a kitchen garden area.



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:

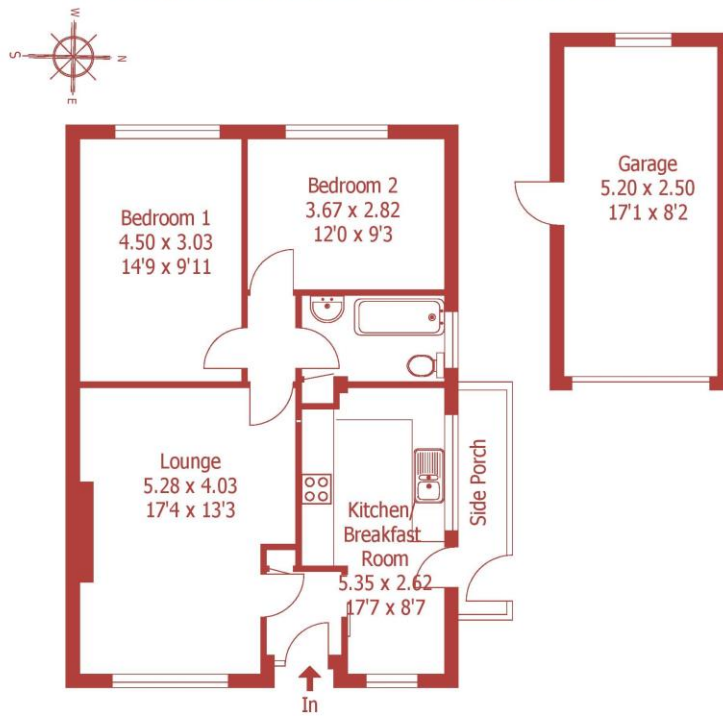
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DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Turn left just before The Willett Arms into Oakley Lane. Turn right into Oakley Straight and turn left into Sopwith Crescent. Take the third turning on the right into Chichester Walk, and number 45 can be found on the left at the far end.



Approximate Gross Internal Area :- 72 sq m / 771 sq ft
 Garage Approximate Gross Internal Area :- 13 sq m / 140 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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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