



**99 REMPSTONE ROAD, WIMBORNE,
DORSET, BH21 1TR
£435,000 FREEHOLD**

A two-bedroom detached bungalow situated in a cul-de-sac on a corner plot in Merley, with a west-facing rear garden and a detached double garage. The property requires updating throughout and offers an opportunity for buyers looking for a renovation project.





DESCRIPTION:

Steps lead to the glazed front door which opens into a spacious central hallway giving access to every room. An airing cupboard houses the hot water tank, and a separate cupboard provides storage for coats and household items.

The lounge features a front-facing double-glazed window, a stone-surround fireplace with a gas fire, and sliding patio doors to the rear garden. An archway connects to the dining room, which overlooks the garden and also has access to the hallway.

The kitchen is fitted with wood-fronted units, laminate worktops, tiled splashbacks and flooring, recessed lighting, an electric hob, double oven, one-and-a-half bowl sink as well as a heated towel rail. There is space for a fridge freezer and a cupboard housing plumbing for a washing machine, with a side door providing external access. A tumble dryer can also be stacked on top of the washing machine, with ventilation provided for this purpose.

The principal bedroom is a double, while the second bedroom is a smaller double. Both have double-glazed windows. The fully tiled shower room comprises a shower cubicle, vanity wash basin and heated towel rail, with a separate WC alongside. Both rooms have obscure-glazed side windows.

The bungalow occupies a corner plot, with lawns to the front and side. The west-facing rear garden features a paved patio, central lawn and established shrubs, with a retractable awning above the lounge doors and a combination of brick walling and timber fencing.

A detached double garage sits to the rear, featuring a front roller door and upvc personal rear door and window overlooking the garden. A block-paved driveway provides off-road parking for two vehicles.

[Agent's Note: The property does not currently have a functioning central heating system. It was previously heated via a back boiler located in the lounge.]









LOCATION:

Merley is a popular residential area between Wimborne Minster and Poole, offering local shops, a health practice, a First School and a church. Delph Woods and the Castleman Trailway are nearby, while Wimborne provides a wider choice of shops, cafés, restaurants and the historic Minster.

Regular bus services connect to Poole and Bournemouth, both offering mainline rail links to London Waterloo. The A31 provides access to the M27 and wider road network, with Bournemouth Airport also within easy reach.



DIRECTIONS:

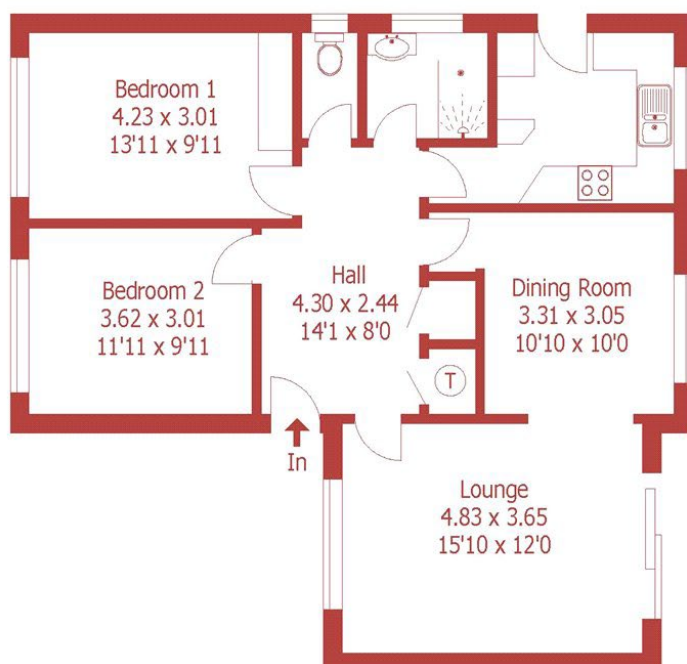
From our office in East Street, make your way onto Poole Road and head south out of Wimborne, crossing Canford Bridge and continuing up Oakley Hill. At the roundabout, take the first exit onto Gravel Hill and continue to the traffic lights, where you turn left into Queen Anne Drive. On entering Queen Anne Drive, Rempstone Road is the first turning on the left. Continue down Rempstone Road and take the second turning on the right into a small cul-de-sac, where number 99 will be found on the right-hand side. Although Rempstone Road itself is on a bus route, number 99 enjoys a lovely, quiet location tucked away in the cul-de-sac.



99 Rempstone Road, Merley

Approximate Gross Internal Area :- 83 sq mt / 889 sq ft

Garage Approximate Gross Internal Area :- 29 sq mt / 307 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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