

Christopher  
**Batten**



2 Rosamund Avenue  
Merley, Wimborne, BH21 1TE  
**£430,000 Freehold**



A well presented 2 double bedroom detached bungalow for sale with NO FORWARD CHAIN, on this popular development, approximately 1.5 miles south of Wimborne

Built in the 1970s, the property benefits from gas central heating and UPVC double glazing. 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

Enclosed porch

Entrance hall

Cloakroom

Living room

Large picture window to the front, and limestone fireplace (with gas fire)

Kitchen/breakfast room

Oak units, built-in double oven, hob and extractor hood, further appliance space, and door to outside

Bedroom 1

Bedroom 2

Shower room

Outside

A spacious tarmac driveway provides off road parking and leads to a detached garage. The front garden is laid to lawn, and the west facing rear garden is enclosed by fencing and has a lawn and shrubs





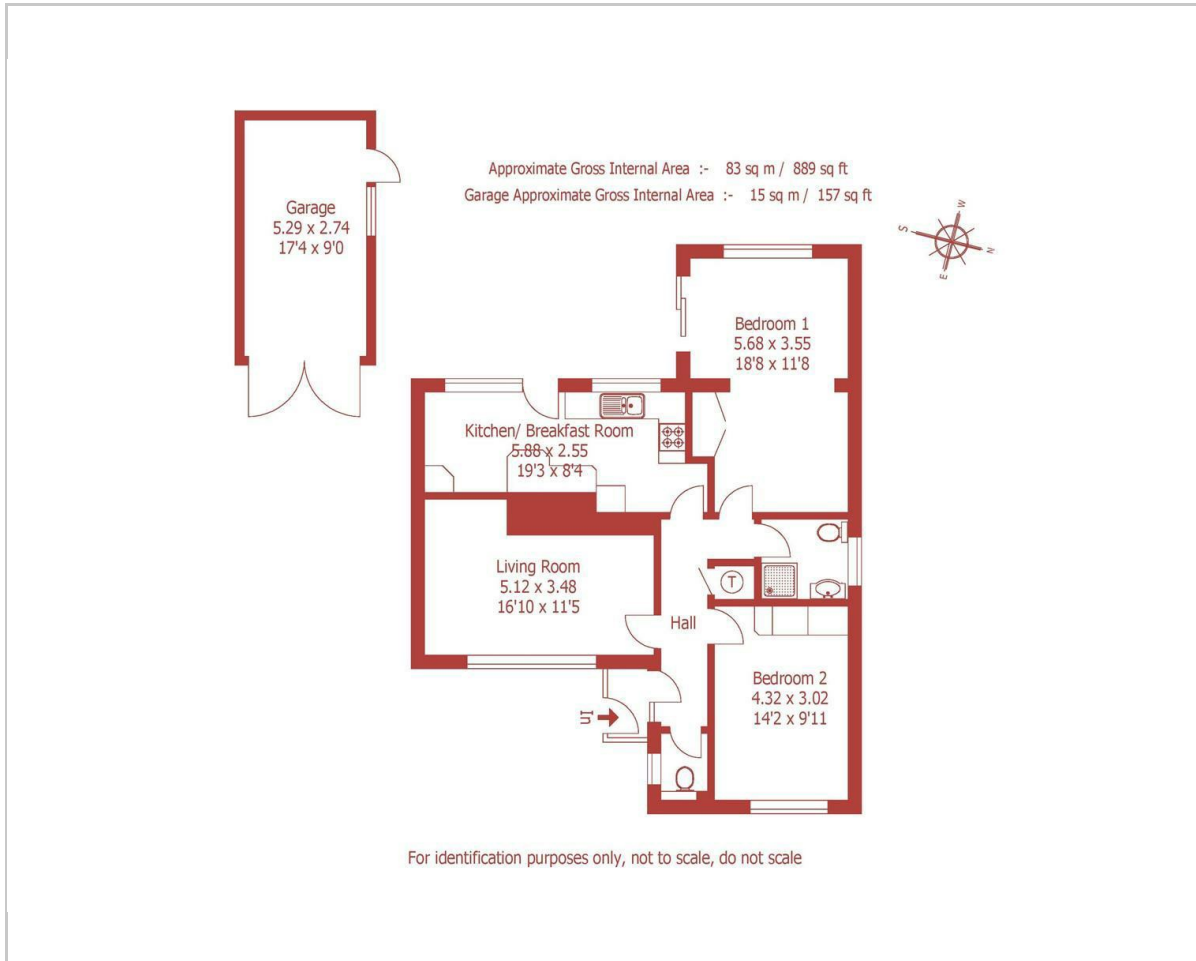
**Directions**

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane, and first right into Oakley Straight. At the end, turn left into Merley Lane, and take the first turning on the right into Merley Gardens. Turn left into Rosamund Avenue

**Council Tax**

Band D

## Floor Plan



## Area Map

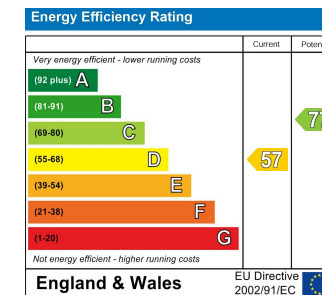


## Viewing

By prior arrangement through Christopher Batten

CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The Agents have not tested any apparatus, equipment, fixtures and fittings or services, and cannot verify they are in working order or fit for purpose. References to the Tenure of the property are based on information from supplied by the Vendor. The Agents have not had sight of the title deeds. These particulars, whilst believed to be accurate, are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy.

## Energy Efficiency Graph



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