



103 COCKERELL CLOSE, MERLEY, WIMBORNE, DORSET, BH21 1XR
£275,000 FREEHOLD

A WELL PRESENTED 2 DOUBLE BEDROOM TERRACED HOUSE IN A MEWS STYLE SETTING ON A CUL-DE-SAC DEVELOPMENT.

SUMMARY:

Built in 1975, the property has facing brick elevations (with a tile hung relief feature) and a concrete interlocking tiled roof. It has been well maintained and benefits from gas central heating and replacement UPVC double glazing.

AT A GLANCE

- - Marketed by Christopher Batten in association with Winkworth
- - 2 double bedrooms
- - 2 allocated parking spaces
- - Nicely proportioned living room
- - Enclosed rear garden



DESCRIPTION:

There is an entrance lobby leading to a nicely proportioned lounge. The kitchen/breakfast room has a range of units and worktops, space and plumbing for washing machine and dishwasher, integrated gas hob, cooker hood, electric oven, space for upright fridge-freezer and tumble dryer, door to rear garden, wall mounted Glow Worm gas central heating boiler (fitted circa 2018.)

An open plan staircase leads from the lounge to the first floor landing which has a retractable ladder to the part boarded loft space (with fitted light.) There are 2 double bedrooms, one of which has a built-in storage cupboard. The bathroom has a modern white suite comprising WC, bath (with shower and screen over), wash basin, towel radiator and fully tiled walls.

A pedestrian footpath leads to the small open plan front garden which has a footpath to the front door. The rear garden is enclosed by timber fencing and has a paved patio, exterior light and power point, lawn, further patio, timber bike shed and rear gate to a garage complex at the rear, where the property has 2 allocated parking spaces.



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 C

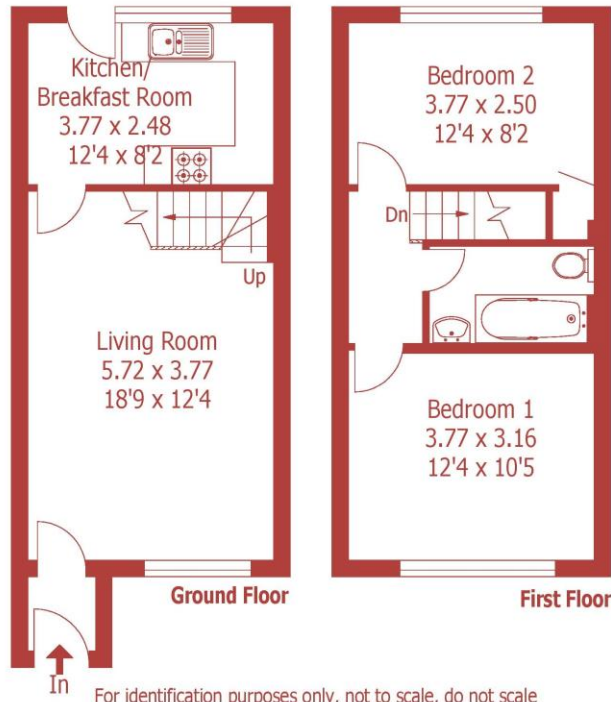
DIRECTIONS:

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 right into Oakley Straight. Turn left into Sopwith Crescent. At the far end, turn right into Cockerell Close, and take the first turning on the left. At the end of the cul-de-sac there is a parking area, and the property can be found off a pedestrian footpath to the right.





Approximate Gross Internal Area :- 65 sq m / 695 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		89
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(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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