

Christopher  
**Batten**



151 Merley Ways

Wimborne, BH21 1QR

**Price Guide £400,000 Freehold**



A well presented 2 double bedroom detached bungalow with off road parking, carport and garage, for sale with NO FORWARD CHAIN, in an established residential road within walking distance of Wimborne town centre.

The property benefits from gas central heating, UPVC double glazing, a spacious open plan kitchen/dining room and a modern bathroom. It is situated close to the banks of the River Stour which offer delightful walks, and enjoys access to Wimborne's excellent range of amenities. Bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo

#### Entrance hall

Loft access

#### Kitchen/dining room

Range of modern units, ample worktops, double oven, gas hob with cooker hood above, space and plumbing for washing machine, space for upright fridge-freezer, and door to the carport

#### Sitting room

Fireplace, and double glazed doors giving a delightful aspect over the garden

#### Bedroom 1

Bay window and fitted wardrobe

#### En suite cloakroom

#### Bedroom 2

Bay window and fitted wardrobe

#### Bathroom

Bath (with disabled access), wash basin, WC and towel radiator





### Outside

The front garden is bounded by a low wall. A driveway provides off road parking and leads to a carport at the side of the bungalow. Behind this there is a detached garage with timber swing doors, lighting and power points. The enclosed rear garden is well stocked with plants and shrubs and has a crazy paved patio and inset gravel beds

### Directions

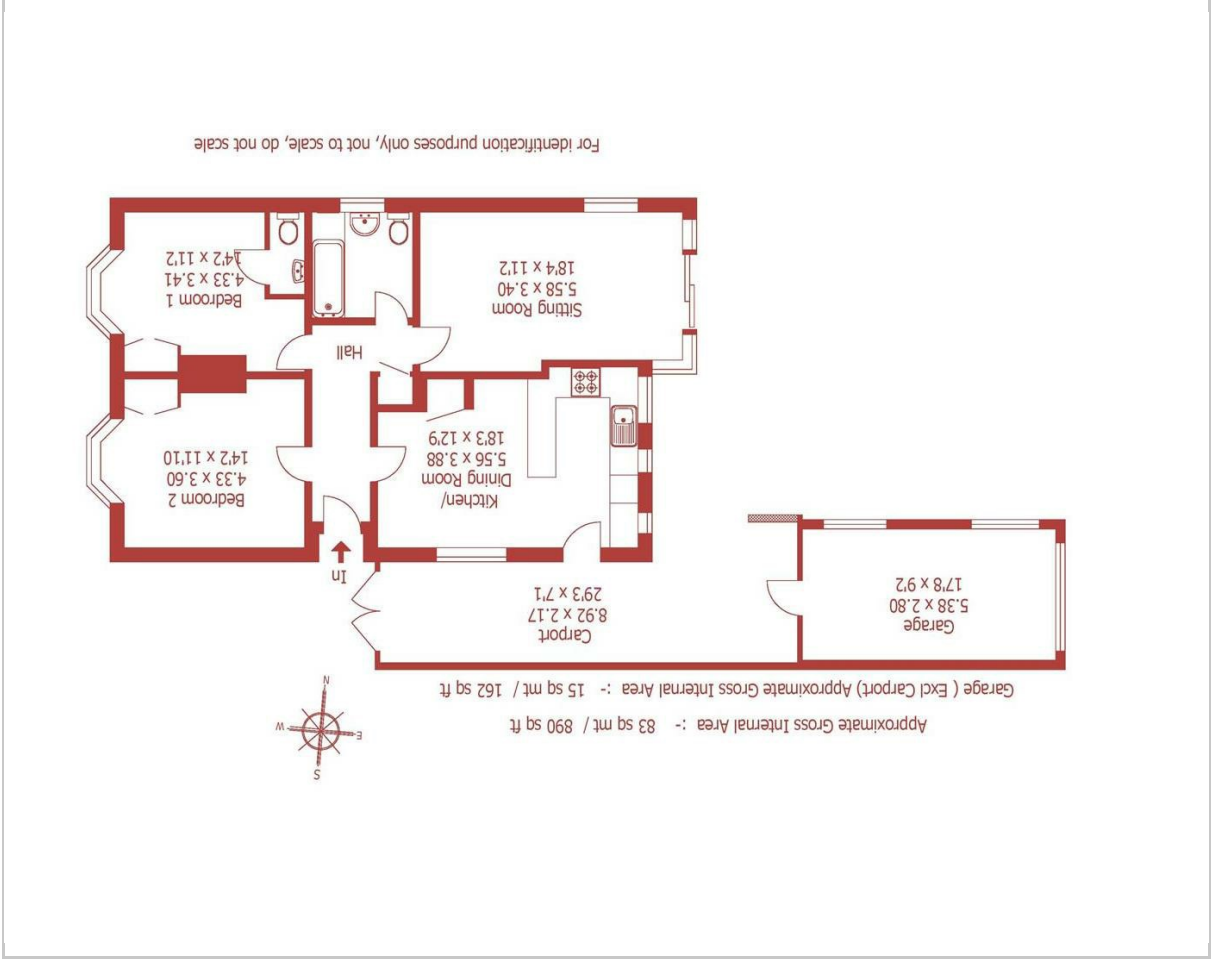
From Wimborne, proceed south along Poole Road and over Canford Bridge on to Oakley Hill. Turn right into Merley Ways. At the T-junction, turn right, and the property can be found on the right hand side

### Council Tax

Band D



## Floor Plan



## 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.

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## Area Map



## Energy Efficiency Graph

