



104 SOPWITH CRESCENT, MERLEY, WIMBORNE, DORSET, BH21 1SP  
**£400,000 FREEHOLD**

## DETACHED THREE BEDROOM BUNGALOW WITH LARGE GARDEN, IN SOUGHT AFTER LOCATION OF MERLEY. NO FORWARD CHAIN.

### SUMMARY:

Guide Price £400,000 - £410,000

A modern 3 bedroom detached bungalow with a garage, ample off road parking and NO FORWARD CHAIN, on a level plot within walking distance of local shops. Set on a private garden plot, the property offers scope for improvement but benefits from gas central heating and UPVC double glazing.

### AT A GLANCE

- Marketed by Christopher Batten
- NO FORWARD CHAIN
- L-shaped lounge/dining room
- Kitchen and rear porch/utility room





## DESCRIPTION:

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.

The reception hall has loft access, and airing, coat and boiler cupboards. There is a cloakroom with WC and wash basin. The L-shaped lounge/dining room has a stone open fireplace with a gas point, and a patio door to a rear conservatory (with laminate flooring and double doors to the rear garden.) The kitchen has units and appliance space and leads to a rear porch/utility room with plumbing for washing machine, deep storage cupboard, personal door to the garage, and door to the rear garden. Bedroom 1 has a range of wardrobes, and there are 2 further bedrooms and a spacious bathroom with bath (with shower over), wash basin, WC and electric shaver point.

A long driveway provides ample off road parking and leads to a garage with up-and-over door, lighting





and power points. The open plan front garden is predominantly lawned. Gates at either side of the bungalow lead to the rear garden which is private and adjoins an open landscaped area. It comprises a lawn, flower and shrub borders, and 2 sheds.

### LOCATION:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane. Turn right into Oakley Straight, and left into Sopwith Crescent. The property can be found on the right hand side, just beyond the right hand turning to Chichester Walk.

**DISCLAIMER:** Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Christopher Batten employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

### COUNCIL TAX:

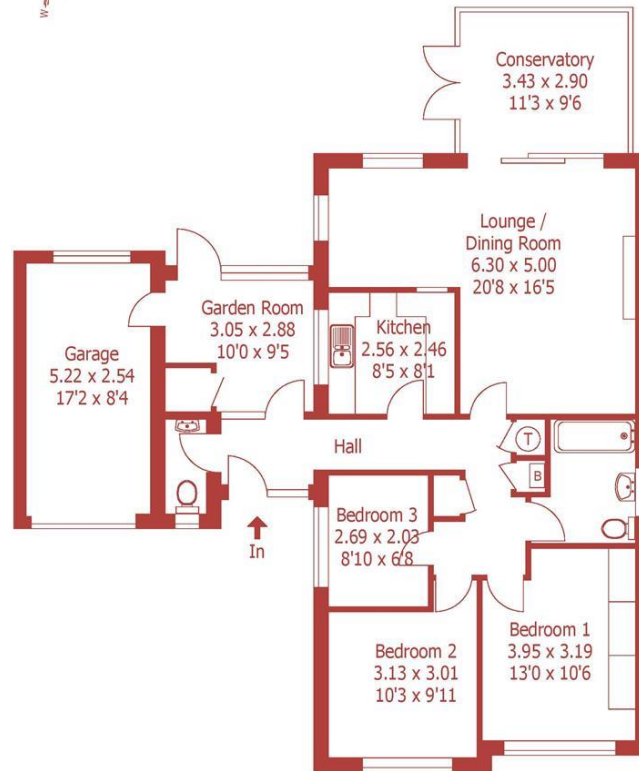
Band - D

EPC - E





Approximate Gross Internal Area :- 115 sq m / 1237 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+) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		45
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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