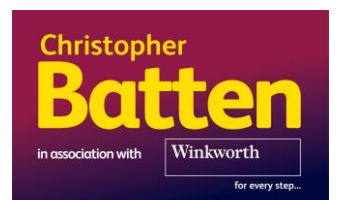




28 MERLEY WAYS, WIMBORNE, DORSET, BH21 1QW
£385,000 FREEHOLD

**A well-presented detached bungalow for sale in a quiet, established residential road, close to delightful riverside walks and within walking distance of Wimborne town centre.
NO FORWARD CHAIN**

Wimborne | 01202 841171 |





DESCRIPTION:

Owned by the same family since it was built in 1956, the property has been well maintained and benefits from gas central heating and replacement UPVC double glazing. Bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Wimborne offers a wide range of amenities including schools for all ages and a good selection of shops and restaurants.

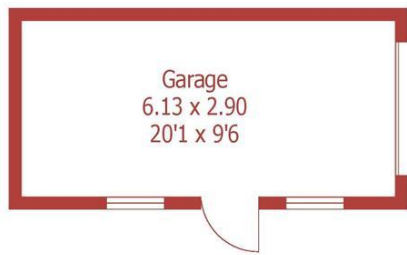
An enclosed porch leads to a reception hall with loft access (with retractable ladder and fitted light), and airing cupboard (containing a Worcester gas central heating combination boiler.) There is a lounge with stone fireplace (with inset gas fire) and glazed doors to a separate dining room with a delightful aspect onto the rear garden. The kitchen has units, worktops, space and plumbing for washing machine, space

AT A GLANCE

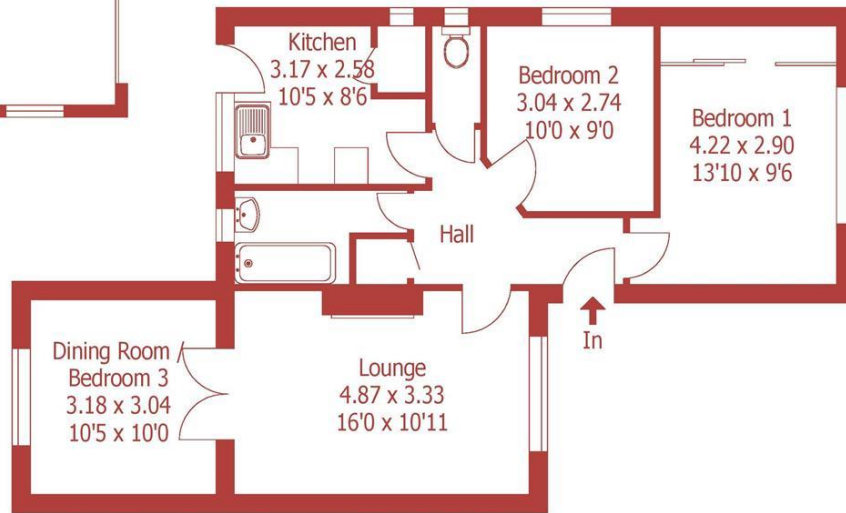
- Marketed by Christopher Batten
- Spacious lounge & separate dining room
- 2 double bedrooms
- Neatly maintained front & rear gardens
- Garage & ample off road parking
- NO FORWARD CHAIN







Approximate Gross Internal Area :- 70 sq m / 751 sq ft
 Garage Approximate Gross Internal Area :- 18 sq m / 192 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			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(54-68)	D	62	
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 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.

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christopherbatten.co.uk

