



194 SOPWITH CRESCENT, MERLEY, WIMBORNE, BH21 1UA  
**£375,000 FREEHOLD**

**A WELL PRESENTED 2 BEDROOM SEMI-DETACHED BUNGALOW FOR SALE WITH NO FORWARD CHAIN, A GARAGE AND A DELIGHTFUL SOUTH WESTERLY FACING REAR GARDEN, IN A QUIET CUL-DE-SAC LOCATION WITHIN LEVEL WALKING DISTANCE OF LOCAL SHOPS.**

**SUMMARY:**

The bungalow has been well maintained and benefits from gas central heating and UPVC double glazing.

**AT A GLANCE**

- Kitchen/dining room & lounge
- 2 bedrooms & wet room
- Adjacent garage
- Delightful gardens
- Tucked away at the head of a cul-de-sac



## DESCRIPTION:

A covered entrance porch leads to the entrance hall. The dual aspect kitchen/dining room has fitted units and worktops, wall mounted Potterton gas central heating boiler, Stoves gas hob, cooker hood above, gas oven, Panasonic microwave, space for upright fridge-freezer, space and plumbing for washing machine, and door to the garden.

The lounge has a decorative stone fireplace and a door to an inner hall which has a loft access. Bedroom 1 has fitted wardrobes and dressing table, and bedroom 2 has mirror-fronted wardrobes, dressing table and shelving.

There is also a wet room with WC, wash basin, wall mounted Mira shower, and built-in linen cupboard.

There is an adjacent garage with up-and-over door, lighting, power, and side door to the rear garden. The front garden has a footpath, lawns, shaped borders, and a side gate to the rear garden. There is a large side patio, a further gate to the side of the garage, and a timber shed.



The rear garden is beautifully landscaped and well maintained, and nicely enclosed by timber fencing, affording a large degree of privacy. Features include a paved terrace along the rear of the bungalow, a shaped lawn, planted borders, a pond, a water tap, and raised stone borders.

### **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, about 1.5 miles away, provides a wide range of amenities.

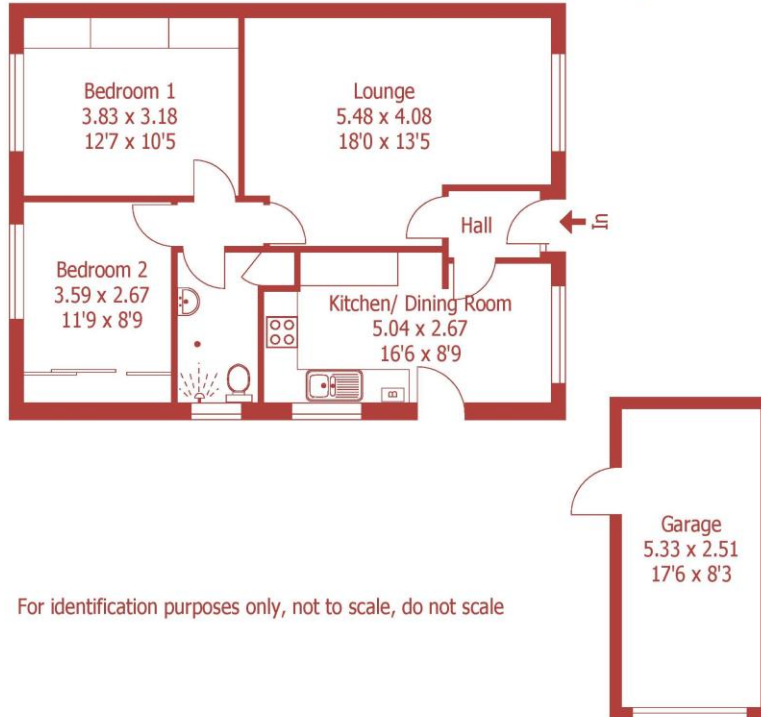
**COUNCIL TAX:** Band D

### **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. Turn right into Oakley Straight, and left into Sopwith Crescent. 194 can be found at the far end of a cul-de-sac on the right hand side.



Approximate Gross Internal Area :- 52 sq m / 702 sq ft  
 Garage Approximate Gross Internal Area :- 13 sq m / 144 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		87
(81-91)	B		
(69-80)	C		
(54-68)	D	66	
(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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