



## 14 NEW MERRIFIELD, COLEHILL, WIMBORNE, DORSET, BH21 7AL £260,000 FREEHOLD

### SUMMARY:

A 2 bedroom semi-detached bungalow in need of improvement.

New Merrifield is a quiet residential cul-de-sac close to open countryside. The property is ideal for somebody looking for a project. It is an end-of-terrace brick-built bungalow surrounded by a private garden, offering 2 bedrooms, a reception room, a shower room, and a kitchen, all in need of modernisation.

### AT A GLANCE

- In need of modernisation
- 2 bedrooms
- 1 Reception Room
- Private Garden
- No Forward Chain



## DESCRIPTION:

All rooms are accessed off a central hallway, with a double bedroom and a single bedroom, both with front aspects, while the reception room, kitchen, and shower room all overlook the rear garden. The kitchen houses the wall-mounted boiler and provides access to a rear door which opens into an inner lobby with access to the garden and garden store.

The garden offers much scope. It is laid to lawn and enclosed by mature shrubs and timber panel fencing. Attached to the property is a brick built garden store with a double glazed window. There is a lawn at the front of the property with a path and ramp providing easy access to the bungalow.

The property benefits from wooden flooring in most of the rooms, as well as UPVC double glazing and gas fired central heating. While the property does not have its own parking or garage it does have access to on road parking on a 'first come, first served' basis.



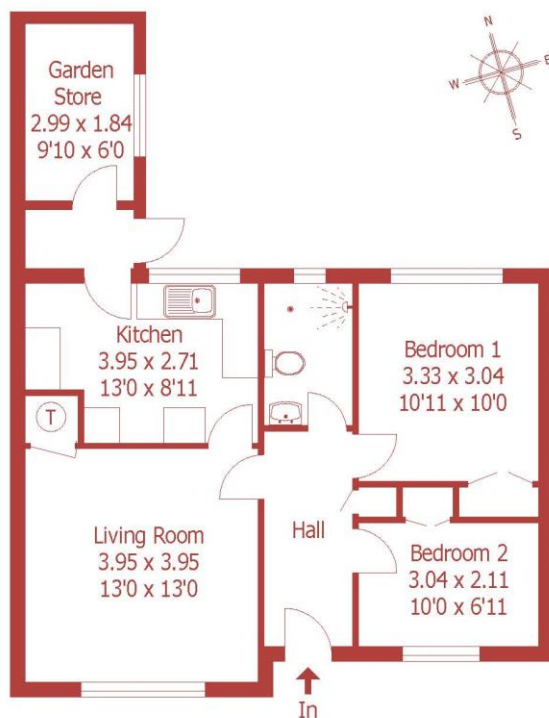
**LOCATION:** Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo. Bournemouth and Southampton airports are also easily accessible. The area is well served by both state and independent schools including Dumpton and Queen Elizabeth's.

**COUNCIL TAX:** Band B

**DIRECTIONS:** From Wimborne, proceed up Rowlands Hill, passing Colehill cricket ground on the left, and along Wimborne Road. Just after Beaucroft School, and immediately before the war memorial, turn left into Colehill Lane, passing St Michaels Middle School and Church on the left. At the crossroads, proceed ahead, and take the first turning on the left into New Merrifield. The property can be found immediately on the right hand side.



Approximate Gross Internal Area :- 64 sq m / 689 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			
(95-100)	A		
(81-94)	B		
(69-80)	C		76
(54-68)	D	57	
(39-53)	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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