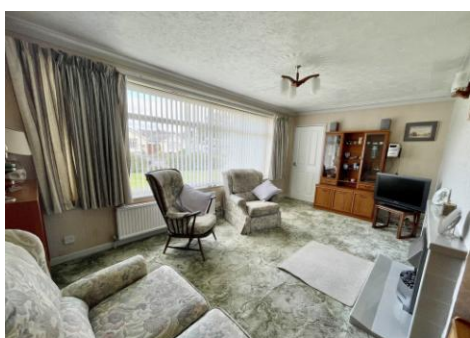


**7 Rempstone Road, Merley,
Wimborne, BH21 1SA**

**£360,000
Freehold**



Situated in this popular location is this two double bedroom detached bungalow enjoying an attractively laid out and generous rear garden. The property benefits from gas fired heating with radiators and UPVC double glazing and the addition of a conservatory which overlooks the back garden. A driveway provides off road parking for two vehicles and leads to the long garage and the size of the rear garden allows, subject to the usual planning permissions, great scope to extend as the neighbouring properties have done. The bungalow is conveniently situated close to bus stops leading to the larger centres of Wimborne, Broadstone and Poole and within Merley there are a number of amenities. For the family buyer the property falls within popular school catchment areas including both the boys' and girls' grammar schools. The bungalow is offered for sale with the benefit of No Forward Chain.

ENTRANCE CANOPY With outside light, UPVC double glazed front door

RECEPTION HALL Coved ceiling, radiator, wall mounted heating thermostat control, telephone connection point, loft hatch with sliding ladder gives access to the insulated roof space

LOUNGE 17' 5" x 9' 11" (5.31m x 3.02m) Coved ceiling, two wall light points, TV aerial point, two radiators, tiled fireplace with electric fire and large picture window to the front aspect

KITCHEN/DINING ROOM 17' 5" x 8' (5.31m x 2.44m) Comprising of a one and a half bowl single drainer sink unit with adjacent worktop surfaces with base storage cupboards below, integrated AEG electric double oven, four ring electric hob, Bosch washing machine and Bosch slimline dishwasher. To the opposite side of the kitchen is a range of cupboards and drawers, a double cupboard conceals the Vaillant combination boiler serving the heating and domestic hot water supply, shelving and radiator. To the opposite end of the kitchen is space for a dining table and chairs, matching worktop surfaces with a range of base storage cupboards below and eye level wall mounted units above with glazed display cabinets, coved ceiling, radiator, partly tiled walls, ceramic tiled floor, refrigerator, window and double glazed aluminium patio doors lead to:

CONSERVATORY 17' 2" x 8' (5.23m x 2.44m) Single glazed aluminium framed units with polycarbonate roof, ceramic tiled floor, two wall light points, power points available, built in storage cupboards and patio doors then open to the rear garden

BEDROOM 1 14' 2" x 9' 11" (4.32m x 3.02m) Coved ceiling, radiator, built in matching bedside cabinets with display shelving above and wall mounted units over, window enjoying an outlook over the rear garden

BEDROOM 2 10' 5" x 9' 2" (3.18m x 2.79m) Coved ceiling, radiator, window to side aspect, two wall light points

SHOWER ROOM Originally the bathroom and now having a good size fully tiled shower cubicle with wall mounted shower controls and shower attachment, wash hand basin with cabinet below, WC, radiator, window to front aspect, ceramic tiled floor, partly tiled walls, built in linen cupboard



OUTSIDE - FRONT The front garden has been neatly arranged being predominantly laid to lawn with stocked shrub borders. A brick edged tarmac driveway provides off road parking for two vehicles and leads to the garage. A paved pathway and gate give access to the opposite side of the property to the rear garden. The GARAGE is fitted with an up and over door, has power and light available, a personal door to the rear garden and window to the rear aspect. The garage is longer than an average single garage providing a workshop area to the rear.

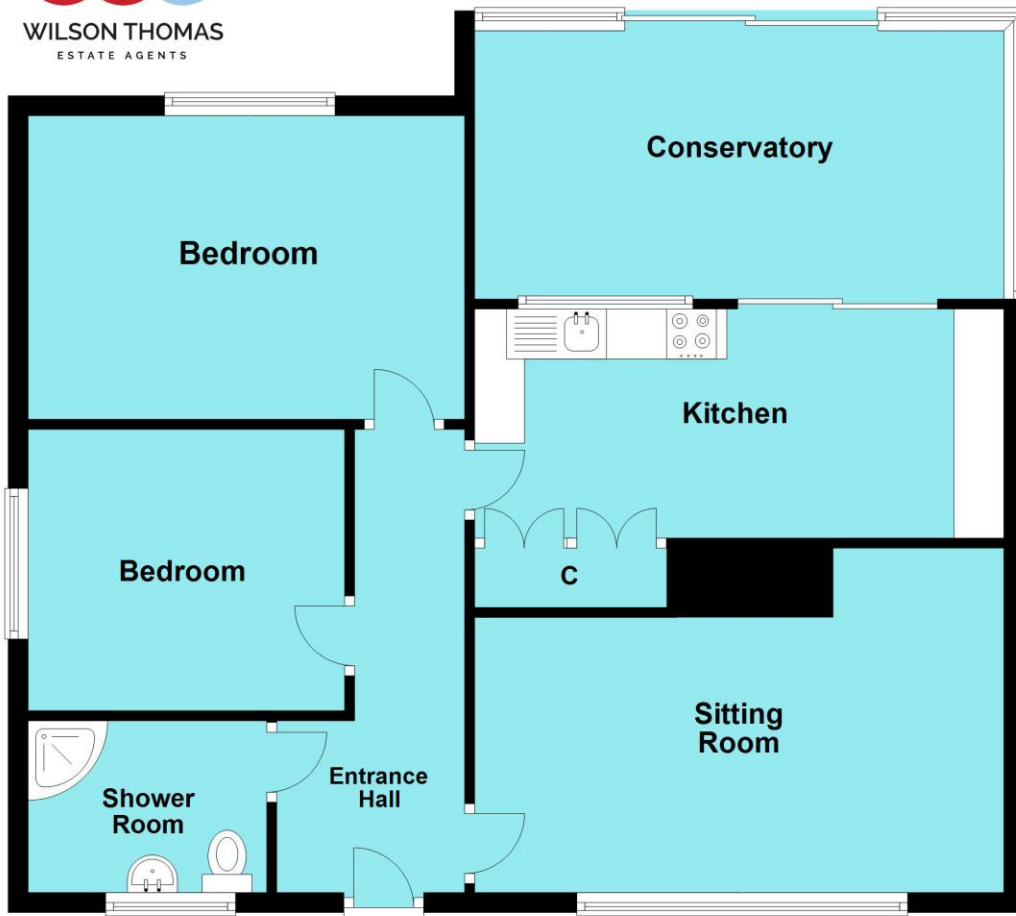
OUTSIDE - REAR Directly to the back of the bungalow there is a generous paved patio area with raised Purbeck stone borders, a water tap and an outside light point and an area of lawn with borders stocked with a number of specimen plants. A pathway leads through the garden to further well stocked flower and shrub borders, a second paved patio area and a further area of lawn. The garden is enclosed by timber panelled fencing and within the garden there is a summerhouse, greenhouse and shed all of which are in need of some attention.

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 15254**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 80.5 sq. metres (866.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given

Plan produced using PlanUp.

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