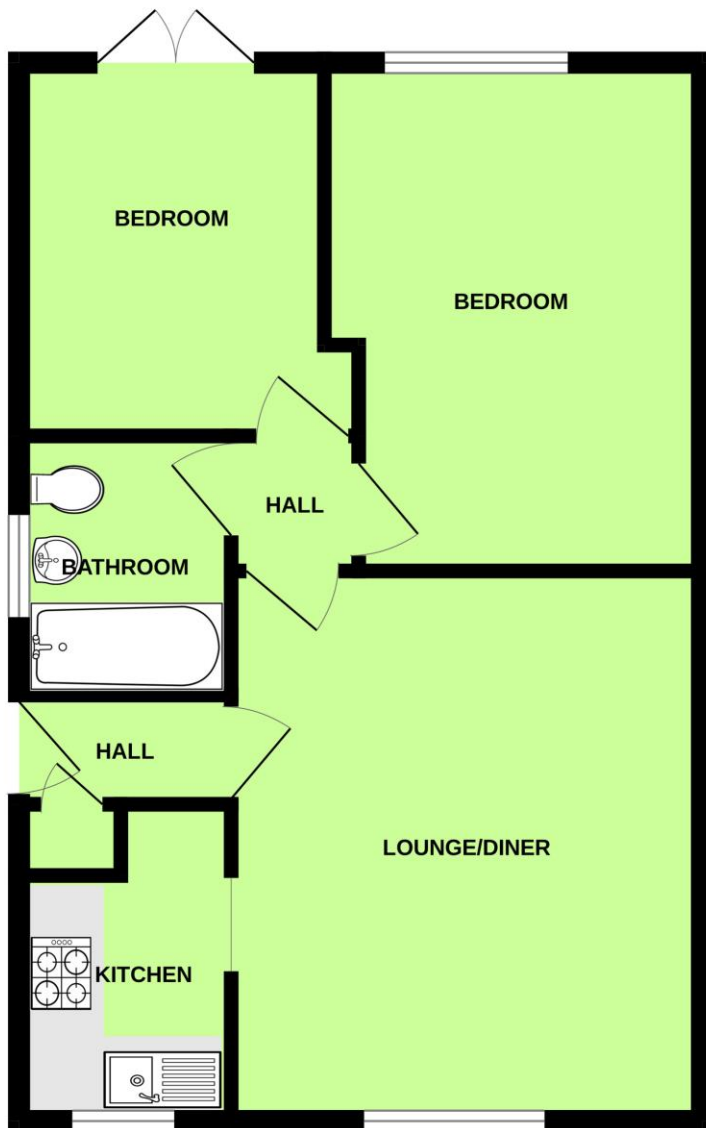


312 Sopwith Crescent  
Merley  
Wimborne BH21 1XG

Price **£289,950** Freehold



A TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, BENEFITTING FROM A MODERN FITTED KITCHEN AND BATHROOM AND GOOD SIZE REAR GARDEN.

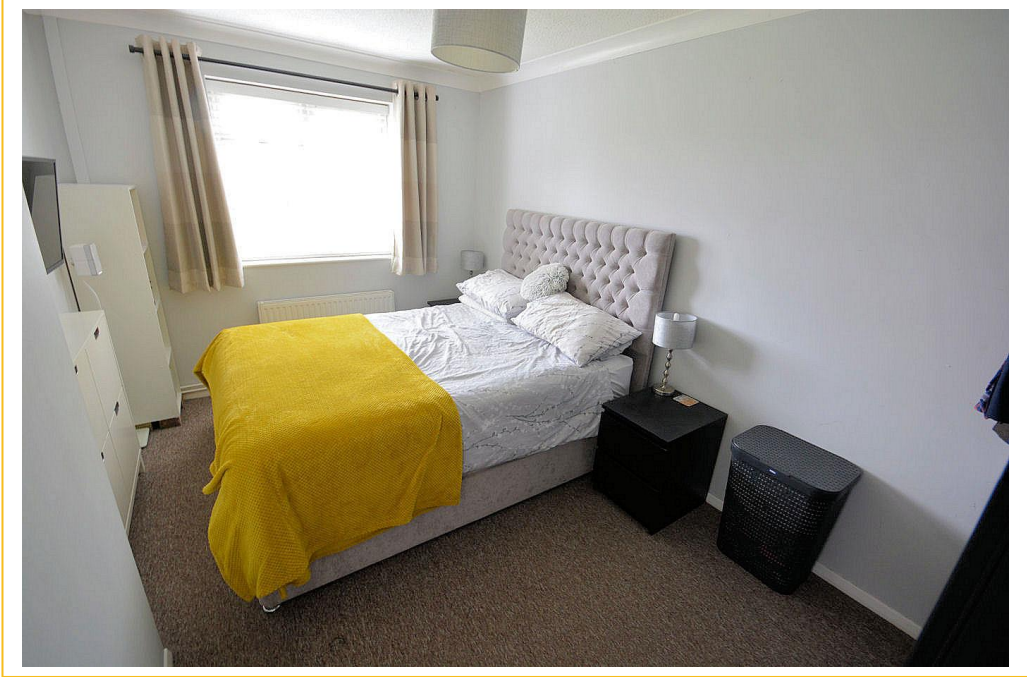


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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- \* ENTRANCE HALL 5'8" x 2'9" (1.76m x 0.88m)**
  
- \* LOUNGE/DINING ROOM 16' x 10'3" (4.87m x 3.13m)**
  
- \* KITCHEN 7'9" x 5'2" (2.41m x 1.58m)**
  
- \* INNER HALLWAY 2'6" x 2'6" (0.79m x 0.79m)**
  
- \* BEDROOM ONE 13' x 8'8" (3.96m x 2.68m)**
  
- \* BEDROOM TWO 11'1" x 7'9" (3.38m x 2.41m)**
  
- \* FAMILY BATHROOM 6'3" x 5'1" (1.92m x 1.55m)**
  
- \* FRONT AND REAR GARDENS**
  
- \* DRIVEWAY PARKING**
  
- \* UPVC DOUBLE GLAZED**
  
- \* GAS FIRED CENTRAL HEATING**











**ABOUT THIS PROPERTY**

At the side of the property, a UPVC double glazed frosted front door gives access into the entrance hall which has loft access via a hatch and storage cupboard with slatted shelving and wall mounted boiler. The lounge/dining room has window to front aspect, TV point and telephone point. The kitchen has window to front aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, circular sink with drainer and mixer tap and space for tall fridge/freezer, washing machine and oven.

Bedroom one has window to rear aspect with pleasant views over the rear garden and TV point. Bedroom two has a double glazed door leading to the rear garden. The family bathroom has frosted window to side, fully tiled walls, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC and p-shaped bath with mixer tap and 'Mira' shower.

To the front of the property is an area laid to lawn with mature shrub borders and a driveway providing off road parking. Via a wrought iron gate, access can be gained to the side of the property providing a further storage area with a timber gate leading to the rear garden which has a patio running adjacent to the property leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hardstanding for shed.





**DIRECTIONS:**

Proceed down Gravel Hill towards Wimborne and at the traffic lights turn right into Queen Anne Drive taking the fifth turning into Merley Lane which then proceeds into Sopwith Crescent.

**COUNCIL TAX:** Band C. BCP Council (Poole).

**ENERGY EFFICIENCY RATING:** D.

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**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.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1910**