

31 Rosamund Avenue  
Merley  
Wimborne BH21 1TE

Price **£425,000** Freehold



A TWO DOUBLE BEDROOM DETACHED BUNGALOW  
BENEFITTING FROM GOOD SIZED SOUTHERLY FACING  
REAR GARDEN AND OFFERED TO THE OPEN MARKET  
WITH NO FORWARD CHAIN.

Ground Floor



Total area: approx. 68.0 sq. metres (731.7 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 and 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.

**\* ENTRANCE PORCH**

**\* ENTRANCE HALLWAY 18'9" X 5'9" MAXIMUM (5.76m x 1.79m)**

**\* KITCHEN 11'3" X 9'7" (3.44m x 2.95m)**

**\* SITTING ROOM 20'1" X 13'2" (6.12m x 4.02m)**

**\* BEDROOM ONE 11'5" X 9'7" (3.50m x 2.95m)**

**\* BEDROOM TWO 10'7" X 8'4" (3.26m x 2.56m)**

**\* FAMILY SHOWER ROOM 8'7" X 5'9" (2.65m x 1.79m)**

**\* FRONT AND REAR GARDENS**

**\* DRIVEWAY PARKING**

**\* SINGLE GARAGE**

**\* UPVC DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**







## ABOUT THIS PROPERTY

A double glazed door with matching side screen gives access into the entrance porch which in turn via a double glazed frosted door leads through to the entrance hallway which has loft access via a hatch and airing cupboard with hot water tank and slatted shelving. The kitchen has frosted door and window to side, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, single sink with drainer and mixer tap, wall mounted 'Glow Worm' boiler, nest of three drawers, serving hatch through to sitting room, telephone point and space for fridge/freezer, oven, slimline dishwasher and washing machine. The light and airy sitting room has large window to rear aspect with pleasant views over the garden, further window and door to side and TV point.

Bedrooms one and two are both doubles and have windows to front aspect with pleasant views over the cul-de-sac. The family shower room has frosted window to side aspect, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with 'Mira' shower.

To the front of the property is a small area laid to lawn and a tarmac driveway providing off road parking in turn leading to the single garage which has electric up and over door, light, power and window and door to rear. One of the main features to the property is the sizeable and secluded southerly facing rear garden which has a patio running adjacent and to the side providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Space for greenhouse. Access down the side via a timber gate in turn leads to the front.



**DIRECTIONS:**

From Broadstone Centre proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the roundabout turn left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Take the first turning on the left into Rempstone Road and the last turning on the right into Merley Gardens. Rosamund Avenue is the third turning on the right.

**COUNCIL TAX:** Band D BCP Council (Poole)**ENERGY EFFICIENCY RATING:** Band 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: R2052**