



167 SOPWITH CRESCENT, MERLEY, WIMBORNE, DORSET, BH21 1SR
£475,000 FREEHOLD

A 4 BEDROOM DETACHED HOUSE OFFERING GREAT SCOPE FOR EXTENSION (SUBJECT TO PLANNING CONSENT) AND MODERNISATION, FOR SALE WITH NO FORWARD CHAIN, ON A POPULAR RESIDENTIAL DEVELOPMENT.

SUMMARY:

Standing on a level site, with a double garage and off road parking, the house is in dated condition but benefits from gas central heating and sealed unit double glazing. It offers considerable potential for improvement.

AT A GLANCE

- Scope for extension (STPP) & modernisation
- Dual aspect living room
- Spacious kitchen/breakfast room
- Double garage and off road parking
- NO FORWARD CHAIN



DESCRIPTION:

A covered entrance way and a front door lead to a reception hall with an under stairs cupboard and a cloakroom (with WC and wash basin.)

There is a dual aspect lounge/dining room with a decorative stone fireplace with electric fire, a patio door to the rear garden, and a glazed serving hatch. The spacious kitchen/breakfast room comprises units, sink, space and plumbing for washing machine, space for upright fridge-freezer, space and connection for free standing gas/electric cooker, floor mounted Baxi gas central heating boiler, and UPVC double glazed door to outside.

The galleried first floor landing has an airing cupboard and loft access. There are 3 double bedrooms, a spacious single bedroom and a bathroom (with bath, wash basin and WC.)

A double width driveway provides off road parking and leads to a double garage with 2 up-and-over doors, lighting, power points and a personal side door.



The front garden is arranged for ease of maintenance, and a side gate leads to a private, enclosed rear garden with patio, greenhouse, water tap and shrub beds.

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 provides a wide range of amenities. There are delightful walks close by, in Delph Woods and along the Castleman Trailway to Wimborne and Poole.

COUNCIL TAX:

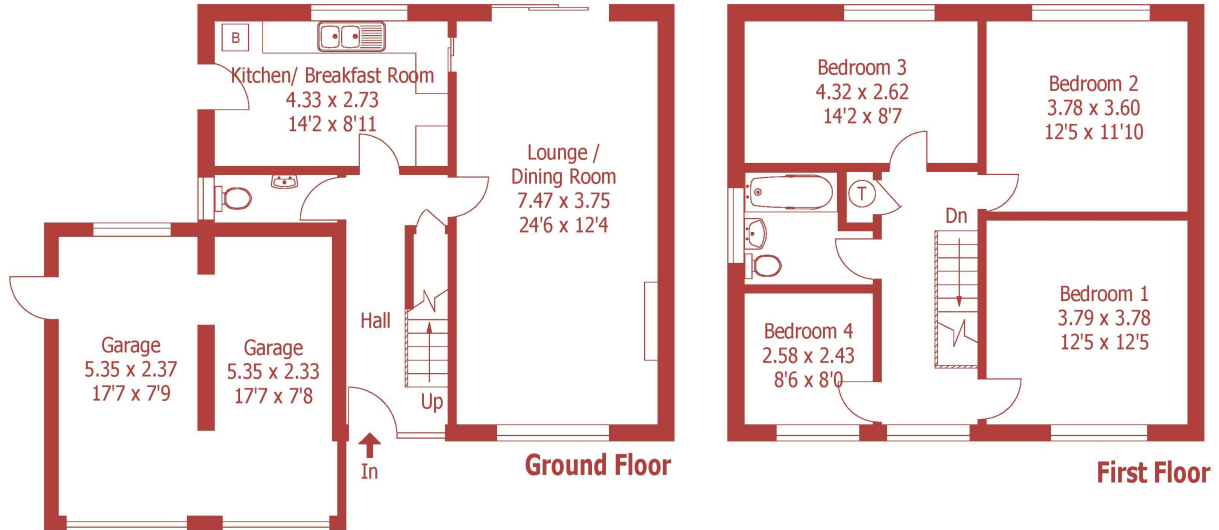
Band E

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. 167 can be found on the left hand side.



Approximate Gross Internal Area :- 143 sq m / 1536 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		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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