



99 COCKERELL CLOSE, MERLEY, WIMBORNE, DORSET, BH21 1XR

PRICE GUIDE: £260,000-£265,000 FREEHOLD

## A MODERN 2 BEDROOM MID-TERRACED HOUSE WITH PARKING/GARAGE SPACE TO THE REAR, AND NO FORWARD CHAIN, SITUATED ON A SMALL MEWS DEVELOPMENT IN A POPULAR RESIDENTIAL AREA.

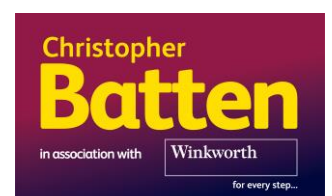
### SUMMARY:

The house offers scope for improvement but benefits from UPVC double glazing and gas central heating, the boiler for which was replaced recently. It has a small, open plan front garden and a private, enclosed rear garden.

### AT A GLANCE

- NO FORWARD CHAIN
- Lounge/dining room
- Scope for improvement
- Parking/garage space to the rear
- In a popular residential area

Wimborne | 01202 841171 | [properties@christopherbatten.com](mailto:properties@christopherbatten.com)





## DESCRIPTION:

An entrance lobby leads to a lounge/dining room with a decorative fireplace. The kitchen/breakfast room has a wall mounted Worcester gas central heating boiler, fitted units and worktops, space and plumbing for washing machine, space for free standing cooker and upright fridge-freezer, and door to the rear garden. From the lounge an open plan staircase leads to the first floor landing which has a loft access.

Bedroom 1 has an attractive aspect to the front. Bedroom 2, overlooking the rear garden, has an airing cupboard. The bathroom comprises bath (with Mira electric shower and screen over,) wash basin and WC.

There is an open plan front garden, and the nicely enclosed rear garden has a patio, a lawn, a timber shed and a gate leading to a compound of garages. There is a parking space which, subject to planning consent, could accommodate a garage.



## 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.

## COUNCIL TAX:

Band C

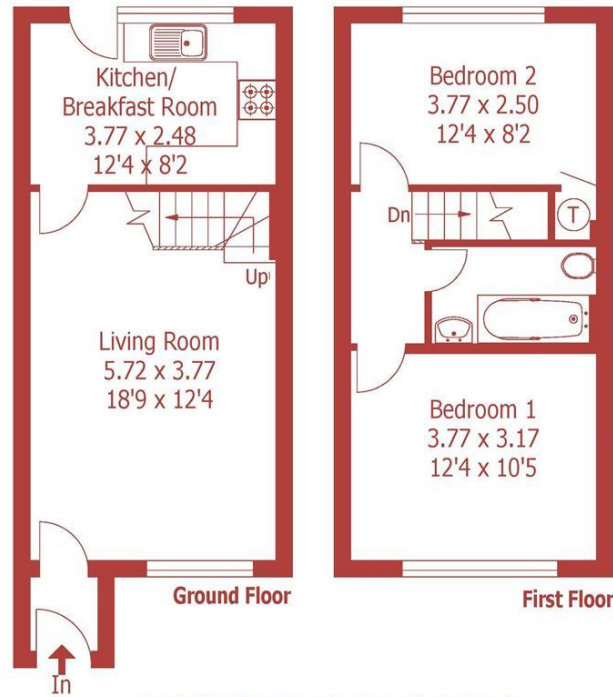
## DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before The Willett Arms, turn left into Oakley Lane, and right into Oakley Straight. Turn left into Sopwith Crescent. At the far end, turn right into Cockerell Close, and take the first turning on the left. At the end of the cul-de-sac there is residents' and visitors' parking, and the property can be found off a mews style footpath to the right.





Approximate Gross Internal Area :- 65 sq m / 695 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		89
(81-91)	B		
(69-80)	C		70
(54-68)	D		
(39-54)	E		
(21-38)	F		70
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

[christopherbatten.co.uk](http://christopherbatten.co.uk)

