



68 SELKIRK CLOSE, MERLEY, WIMBORNE, DORSET, BH21 1TP
£365,000 FREEHOLD

A BRAND NEW 3 BEDROOM END OF TERRACE HOUSE BUILT TO A HIGH STANDARD OF SPECIFICATION, WITH A 10-YEAR BUILDING WARRANTY, HIGH INSULATION, ECONOMIC ELECTRIC HEATING, UPVC DOUBLE GLAZING AND SOLAR PANELS.

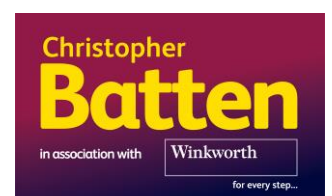
SUMMARY:

The house is situated at the end of a cul-de-sac looking onto a delightful landscaped area interspersed with trees, and features an open plan living room/kitchen (with integrated appliances), an en suite shower room and a family bathroom.

AT A GLANCE

- BRAND NEW
- 10-year building warranty
- At the end of a cul-de-sac looking onto a delightful landscaped area
- Open plan living room/kitchen
- En suite shower room

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DESCRIPTION:

A covered entrance porch and front door lead to the open plan living area which has luxury vinyl flooring, an under stairs storage cupboard housing an Edel water cylinder, and access to a cloakroom (with WC and wash basin.) The dining area has a patio door to the rear garden, and there is a contemporary kitchen with high gloss units, worktops, Zanussi electric induction hob, extractor hood, Zanussi electric oven, fridge-freezer, dishwasher and washing machine.

The first floor landing has loft access. Bedroom 1 has an en suite shower room with electric under floor heating, shower, wash basin, WC, towel radiator and illuminated mirror. There are 2 further double bedrooms and a family bathroom with bath (with handspray shower and screen above), wash basin, WC, towel radiator, illuminated mirror and linen cupboard with slatted shelving.

The open plan front garden is lawned with a central footpath. A side gate leads to the nicely enclosed rear garden which has exterior lighting, power points and water tap, a paved patio, artificial grass and a hardstanding suitable for a shed.



The garden adjoins an open landscaped area.

There is a residents' parking bay available on a 'first come, first served' basis.

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:

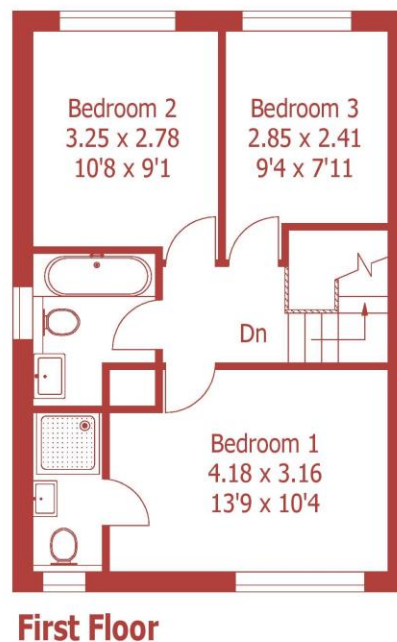
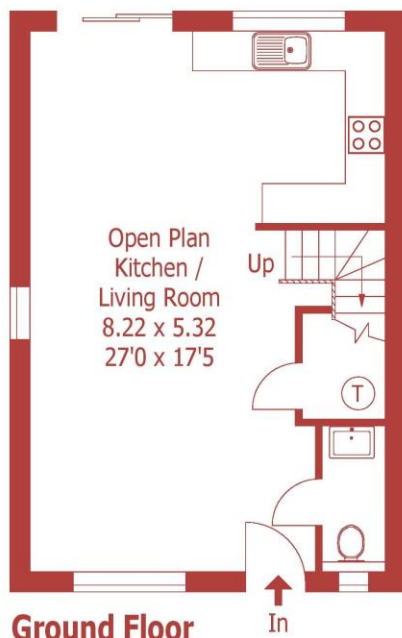
Band NA

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. At the end, turn left into Merley Lane, and turn right into Selkirk Close. Number 68 can be found towards the far end, off a pedestrian footpath.



Approximate Gross Internal Area :- 87 sq m / 939 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.

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.

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