

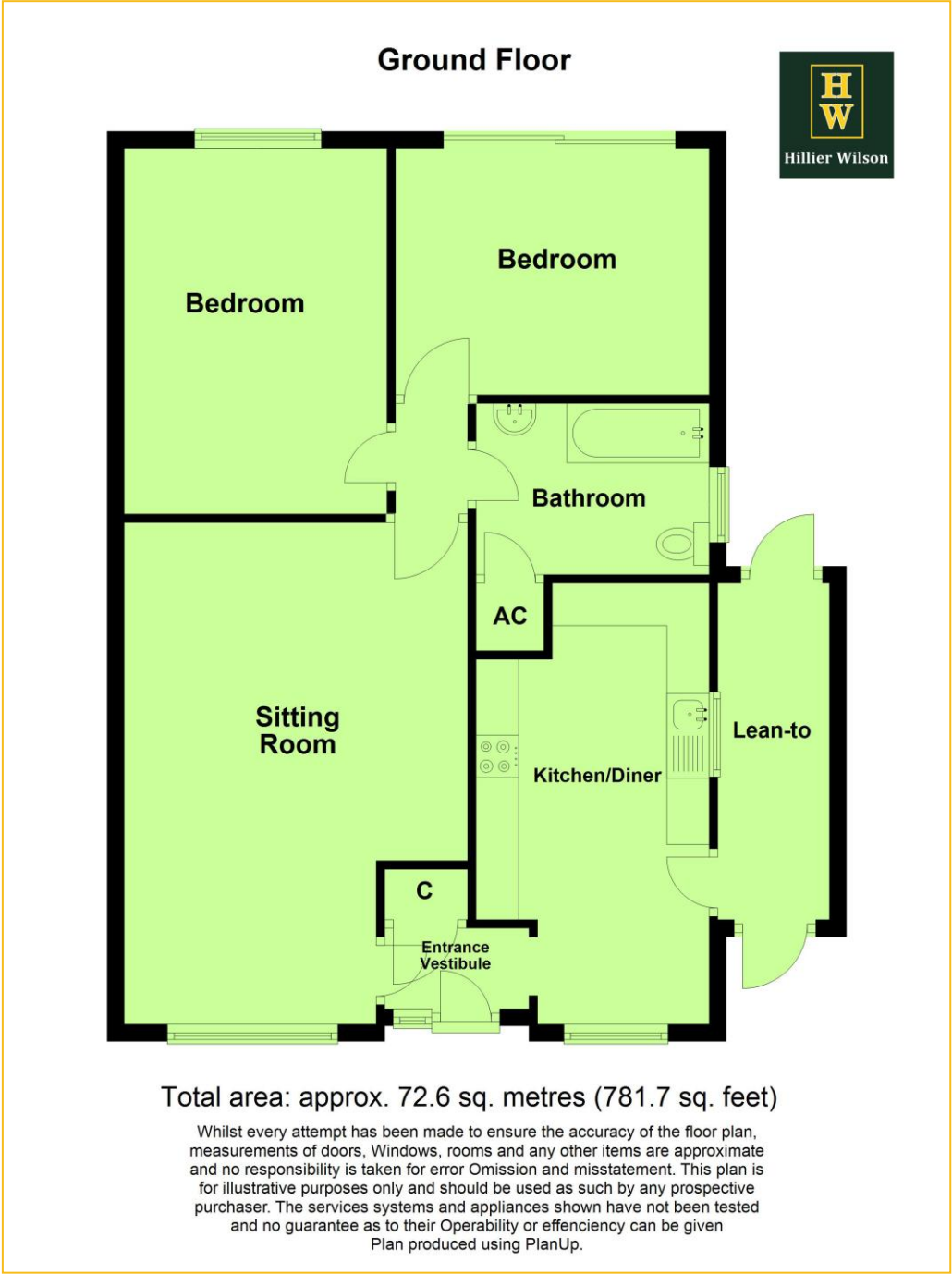
42 Sopwith Crescent  
Merley

Wimborne BH21 1SQ

Price **£325,000** Freehold



A TWO DOUBLE BEDROOM SEMI DETACHED  
BUNGALOW SITUATED IN A QUIET AND POPULAR  
RESIDENTIAL LOCATION CLOSE TO LOCAL SHOPS.  
OFFERED TO THE MARKET WITH NO FORWARD CHAIN.



**\* ENTRANCE HALLWAY 5'5" x 4'6" (1.67m x 1.4m)**

**\* KITCHEN/DINING ROOM 17'6" x 8'5" (5.36m x 2.59m)**

**\* SITTING ROOM 16'9" x 13'2" (5.15m x 4.02m)**

**\* INNER HALLWAY 5'5" x 3'3" (1.67m x 1m)**

**\* BEDROOM ONE 14'9" x 10' (4.34m x 3.04m)**

**\* BEDROOM TWO 12' x 9'3" (3.65m x 2.83m)**

**\* FAMILY BATHROOM 8'8" x 5'2" (2.68m x 1.58m)**

**\* FRONT AND REAR GARDENS**

**\* OFF ROAD PARKING**

**\* SINGLE GARAGE**

**\* UPVC DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**











**ABOUT THIS PROPERTY**

A UPVC double glazed frosted front door with matching side screen gives access into the entrance hallway which has telephone point and access into the kitchen/dining room which has window to front aspect, further frosted door and window to side, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, tiled flooring, single sink with drainer and mixer tap, space for tall fridge/freezer and washing machine and integrated appliances to include oven, four ring gas hob and extractor fan over. The light and airy sitting room has window to front aspect, TV point and central fireplace with brick surround and mantel. The inner hallway has loft access via a hatch.

Bedroom one has window to rear aspect and benefits from a range of fitted furniture to include wardrobe, cupboards and dressing table. Bedroom two has sliding doors leading out to the rear garden. The family bathroom has frosted window to side, fully tiled walls and flooring, airing cupboard with hot water tank and slatted shelving, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property is an area laid to lawn with a pathway leading to a timber door giving access to the side lean to. The secluded rear garden is predominantly laid to lawn with mature shrub and timber fence borders, circular patio providing seating. Hard stand for summer house and shed. Also to the rear of the property is the off road parking which in turn leads to the single garage which has up and over door, light, power and personal door to side.







**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 (Poole) Council.

**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: R1996**