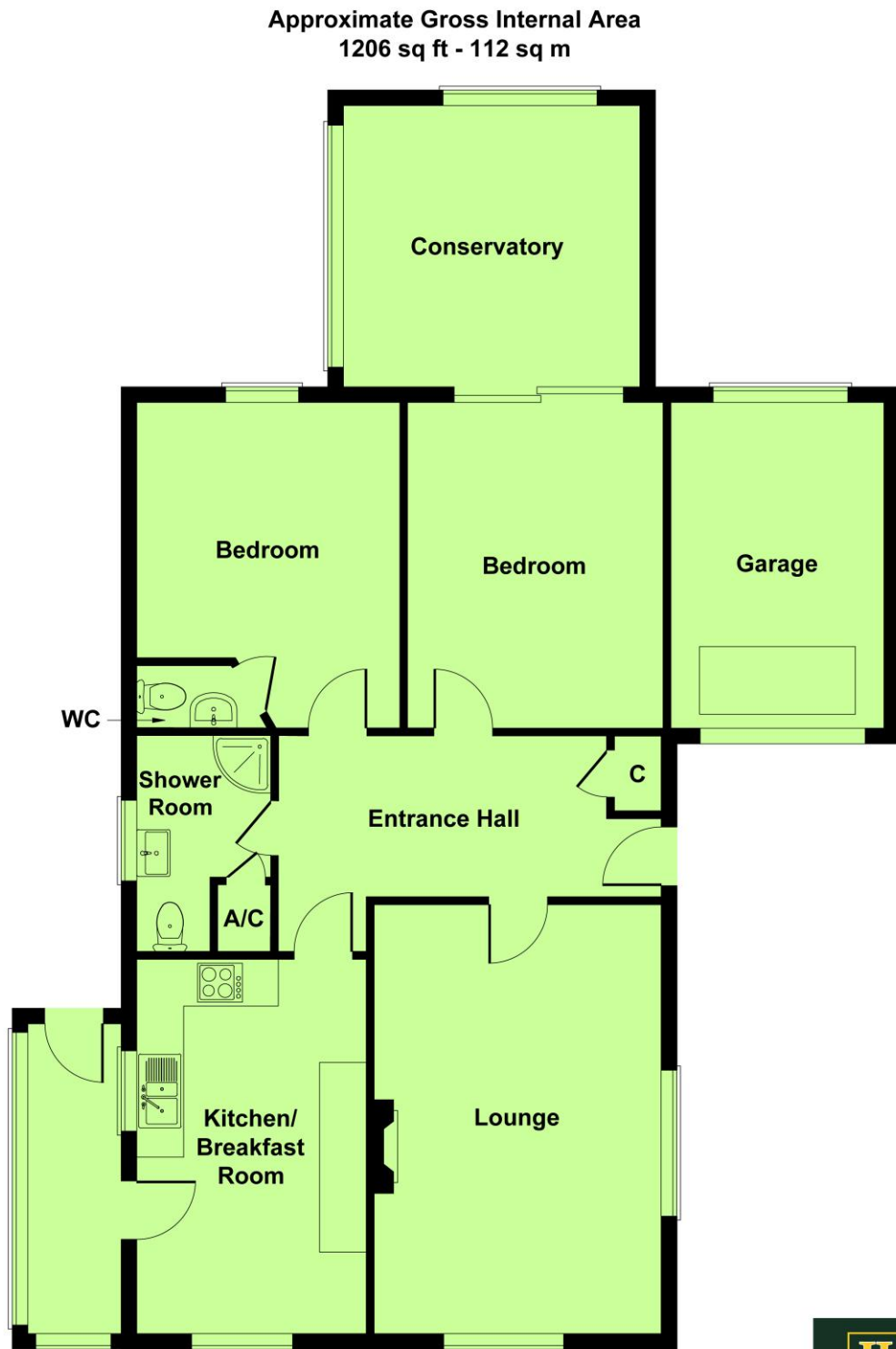


7 Rosamund Avenue  
Merley  
Wimborne BH21 1TE

Price **£435,000** Freehold



A WELL PRESENTED TWO DOUBLE BEDROOM  
DETACHED BUNGALOW, SITUATED IN A QUIET  
AND POPULAR RESIDENTIAL LOCATION,  
BENEFITTING FROM KITCHEN/BREAKFAST ROOM,  
CONSERVATORY AND NO FORWARD CHAIN.



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



- \* ENTRANCE HALLWAY 14'9" x 8'8" (4.54m x 2.68m)**
- \* SITTING ROOM 17'7" x 12'1" (5.39m x 3.68m)**
- \* KITCHEN/BREAKFAST ROOM 16'3" x 9'3" (4.96m x 2.83m)**
- \* LEAN TO/UTILITY AREA 12'7" x 4'1" (3.87m x 1.24m)**
- \* BEDROOM ONE 13'3" x 10'8" (4.05m x 3.29m)**
- \* EN SUITE CLOAKROOM 5'2" x 2'7" (1.58m x 0.82m)**
- \* BEDROOM TWO 13'4" x 10'6" (4.08m x 3.23m)**
- \* CONSERVATORY 12'8" x 11'8" (3.9m x 3.59m)**
- \* FAMILY SHOWER ROOM 8'7" x 5'9" (2.65m x 1.79m)**
- \* FRONT AND REAR GARDENS**
- \* OFF ROAD PARKING**
- \* SINGLE GARAGE**
- \* UPVC DOUBLE GLAZED**
- \* GAS FIRED CENTRAL HEATING**
- \* SOLAR PANELS**











**ABOUT THIS PROPERTY**

At the side of the property, a UPVC double glazed frosted front door gives access into the spacious entrance hallway which has wood effect laminate flooring, storage cupboard and loft access via a hatch. The light and airy sitting room has windows to front and side aspects, TV point, telephone point and central fireplace with electric fire. The kitchen/breakfast room has windows to front and side aspects, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, nest of three pan drawers and space for tall fridge/freezer and oven. Off the kitchen is the lean to/utility area which has windows to front and side aspects and double glazed door giving access to the rear garden.

Bedroom one has window to rear aspect with pleasant views over the rear garden, telephone point, TV point and access into the en suite cloakroom which has low level flush WC and vanity unit with inset wash hand basin and mixer tap. Bedroom two has a range of fitted furniture including wardrobes and drawers, TV point and sliding patio doors leading to the conservatory which has wood effect flooring, windows to both sides and sliding patio doors giving access to the rear garden. The family shower room has frosted window to side aspect, airing cupboard with hot water tank and slatted shelving, towel ladder radiator, tiled flooring, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower.

To the front of the property is a low maintenance garden being laid to shingle and a resin driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light and power. The secluded rear garden is predominantly laid to lawn with mature shrub and timber fence borders, hardstanding for summerhouse and shed. Access along the side 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 C

**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: R2020**