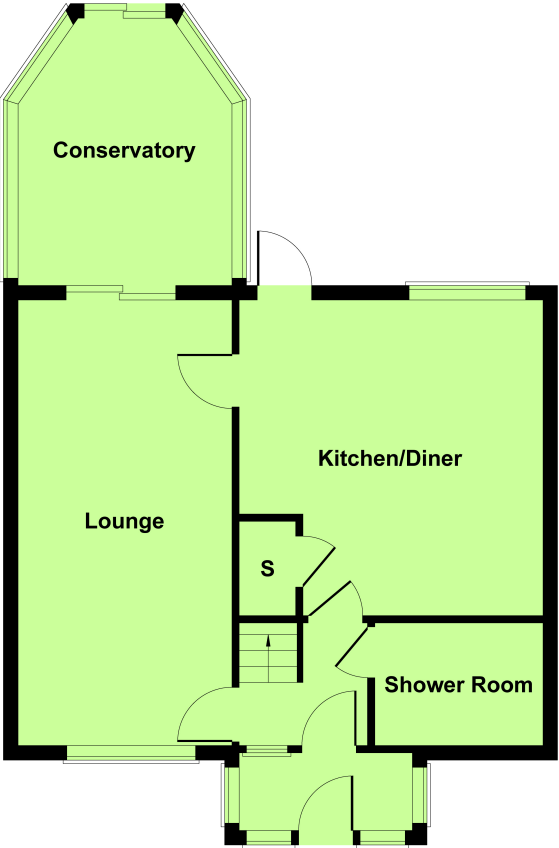


10 Selkirk Close
Merley
Wimborne BH21 1TP

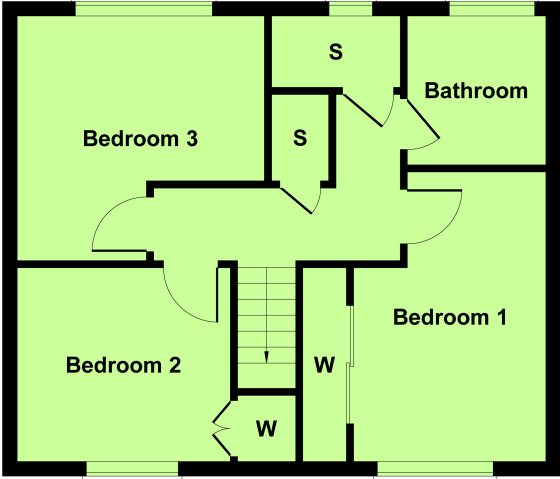
Price Guide **£325,000 - £335,000** Freehold



A SUPERBLY PRESENTED THREE DOUBLE BEDROOM TERRACED FAMILY HOME, SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION CLOSE TO LOCAL SHOPS, BENEFITTING FROM KITCHEN/DINING ROOM, CONSERVATORY AND SECLUDED REAR GARDEN.



GROUND FLOOR



FIRST FLOOR

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



- * PORCH 7'3" x 4'2" (2.22m x 1.28m)**
- * ENTRANCE HALL 6'7" x 5'5" (2.04m x 1.67m)**
- * SHOWER ROOM 6'11" x 4'11" (1.86m x 1.25m)**
- * LOUNGE 20'2" x 10' (6.15m x 3.04m)**
- * CONSERVATORY 10' x 8'2" (3.04m x 2.49m)**
- * KITCHEN/DINING ROOM 14'1" x 13'1" (4.29m x 3.99m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 14'4" x 8'1" (4.38m x 2.46m)**
- * BEDROOM TWO 11'10" x 11'1" (3.65 m x 3.38m)**
- * BEDROOM THREE 11'2" x 8'3" (3.41m x 2.52m)**
- * FAMILY BATHROOM 6'9" x 5'7" (2.1m x 1.73m)**
- * FRONT AND REAR GARDENS**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Steps lead up to a double glazed frosted door with side screens in turn leading to the entrance porch which has tiled flooring and door to the hallway with stairs rising to first floor, tiled flooring and access into the ground floor shower room which has window to front aspect, towel ladder radiator, space and plumbing for washing machine, low level flush WC and corner shower cubicle with shower. The spacious lounge has window to front aspect, TV point and sliding patio doors leading to the conservatory which has pleasant views over the rear garden. The impressive kitchen/dining room has window and door to rear, tiled flooring, part tiled walls, range of wall and floor mounted cupboards, work surfaces over, single sink with drainer and mixer tap, wall mounted 'Glow-worm' boiler, integrated fridge/freezer, storage cupboard and space for dishwasher and Range cooker with extractor fan over.

The first floor landing has loft access via a hatch and access into both storage cupboards. Bedroom one has window to front aspect and benefits from fitted wardrobes. Bedroom two has window to front aspect and bedroom three has window to rear aspect with pleasant views over the rear garden. The family bathroom has frosted window to rear aspect, fully tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and bath with shower over.

To the front of the property is a low maintenance garden being laid to lawn. The secluded rear garden has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn and decking, all of which are bound by timber fence and mature shrub borders. The vendors have advised us there is a residents off-road car park opposite the property and there are also garages in the close owned by Poole Housing Partnership which can be rented, subject to availability.





DIRECTIONS:

From Gravel Hill turn right at the traffic lights into Queen Anne Drive taking the fifth turning left into Merley Lane and Selkirk Close can be found further down on the left hand side.

COUNCIL TAX: Band C 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: R2033