



9 De Montfort Road, Merley, Wimborne, BH21 1TG

£380,000

- Detached Two Bedroom Bungalow
- Spacious Rooms Throughout
- Double Glazed
- Cul-De -Sac Location
- Drive and Detached Garage
- Mature Rear Garden
- Popular Residential Setting
- Gas Central Heating
- Requires Work Throughout

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A spacious two double bedroom detached bungalow situated in a quiet cul de sac location in the popular area of Merely. Set in a nice size plot with mature rear garden, drive to the side and detached garage. Each room is a good size but requires updating throughout. Offering great potential for a couple or family to make it a lovely home. The property is offered with no forward chain.



Council Tax Band: D



Property Details

Area

Merley is a small village located on the outskirts of the market town of Wimborne Minster. Home to a number of historic buildings and landmarks, including the famous Wimborne Minster church, it also offers an array of pubs, restaurants and shops. Other nearby attractions include the Kingston Lacy estate, the Badbury Rings hillfort, and the Moors Valley Country Park. The village is surrounded by lush green fields and rolling hills, making it an ideal location for those who enjoy outdoor activities such as hiking, cycling, and horse riding. Situated in a quiet and popular location, this bungalow is ideal for those seeking a peaceful lifestyle while remaining close to local amenities, whether you are looking to downsize, invest, or create your dream home.

Description

Accommodation Comprises. Front door to Entrance/Utility Area, a good size versatile space with space and plumbing for appliances, windows to front and side, door to Entrance Hall, again a spacious area, door to storage cupboard, hatch to loft space, doors to all rooms. Living Area, large double aspect

front room being bright and airy, fireplace with inset electric fire. Kitchen, range of work surfaces with eye and low level cupboards and drawers, space for appliances, part tiled, window and door to side access

Bedroom One, spacious double with built in wardrobes, window to rear
Bedroom Two, again a good size double room, built in wardrobes, window to rear.

Bathroom, paneled bath, shower above bath, wash hand basin, part tiled, window to side

Separate w.c. part tiled, window
Outside, the property has a nice size frontage which is mainly laid to lawn with inset shrubs and bushes
Drive to the side allowing ample off road parking and leads to single garage with up and over door.
Rear Garden, a mature and secluded setting, mainly laid to lawn and enclosed by shrubs and hedging.

Tenure

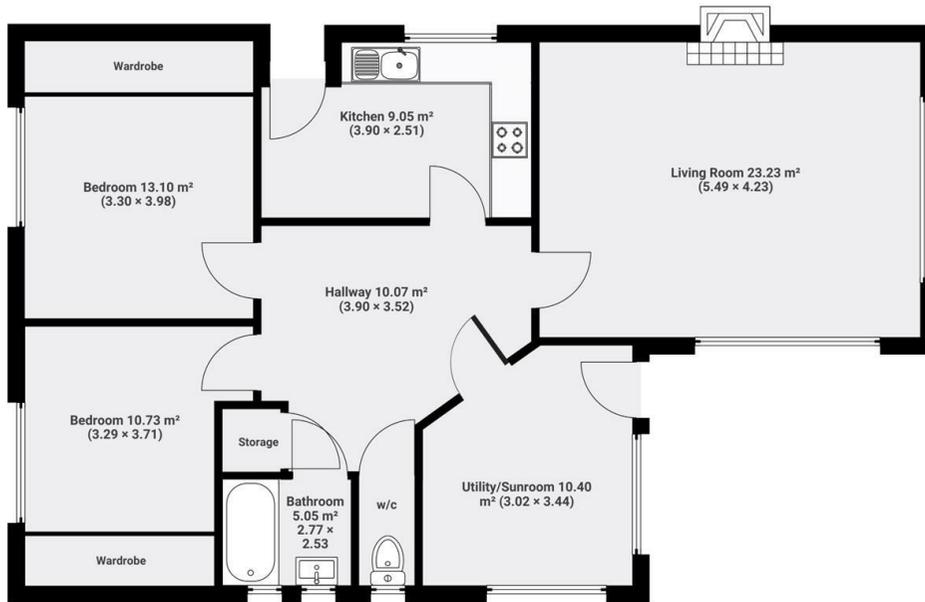
Freehold



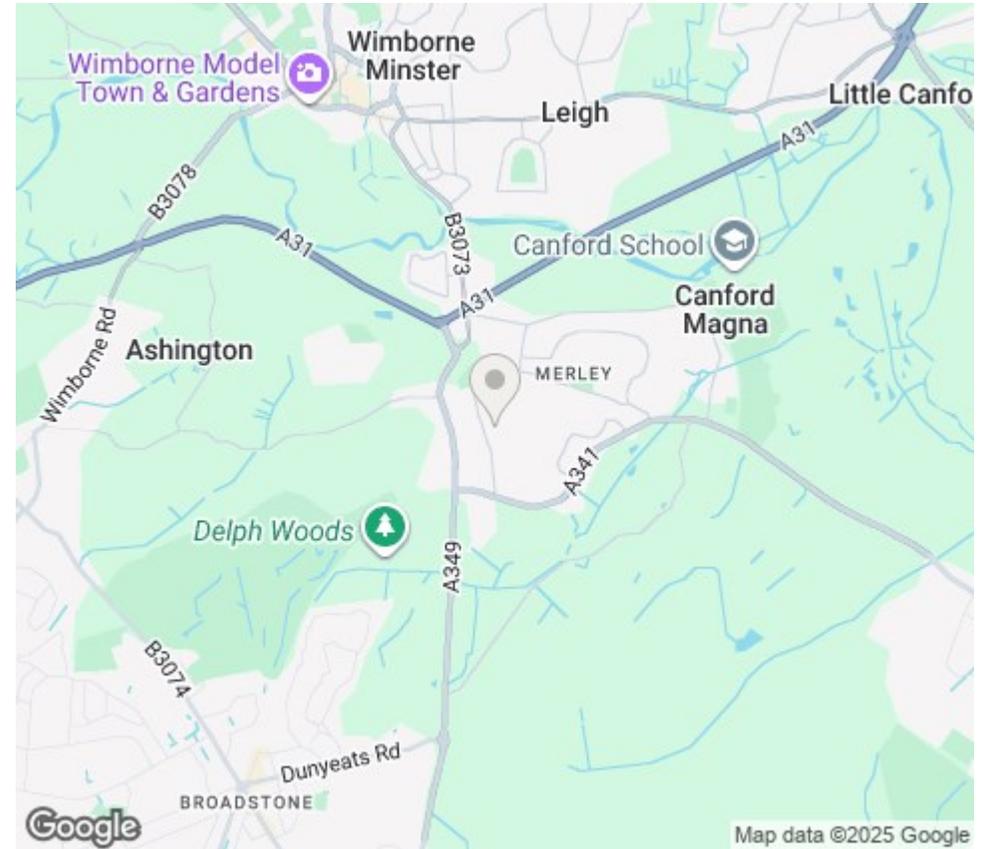


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Merley
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▼ **Ground Floor** TOTAL AREA: 81.59 m² LIVING AREA: 81.59 m²



The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.