



152 LYNWOOD DRIVE, MERLEY, WIMBORNE, DORSET, BH21 1UT

PRICE GUIDE: £400,000-£425,000 FREEHOLD

A 3/4 BEDROOM DETACHED HOUSE IN NEED OF COMPLETE REFURBISHMENT AND MODERNISATION, AND FOR SALE WITH NO FORWARD CHAIN, ON A POPULAR RESIDENTIAL DEVELOPMENT.

SUMMARY:

Set back from the road, with a long front garden and a double garage, the property represents an excellent opportunity to acquire a renovation project providing a blank canvas for improvement.



AT A GLANCE

- RENOVATION PROJECT
- 3/4 bedrooms
- Large living/dining room
- Kitchen & utility room
- Double garage & ample off road parking



DESCRIPTION: Features include a large living/dining room, a utility room, a ground floor cloakroom and a first floor bathroom. The former fourth bedroom is currently a dressing room with WC and wash basin, but could be reinstated as a bedroom if desired.

An entrance lobby leads to a hall with access to a ground floor cloakroom (with WC and wash basin). To the left, there is a large, dual aspect living/dining room with patio door to the rear garden, and fireplace surround. Overlooking the rear garden, the kitchen has units, a stainless steel sink, appliance space and an under stairs cupboard. The adjacent utility room has plumbing for a washing machine, and a door to outside.

Stairs from the hall lead to the first floor landing which has a loft access and an airing cupboard. There is a large principal bedroom to the front, with fitted wardrobes, and a door to an en suite dressing/cloakroom which was formerly the fourth bedroom and later a shower room, but the shower has been replaced by wardrobes. Bedroom 2 has wardrobes, and bedroom 3 has a built-in wardrobe. The bathroom comprises bath (with electric shower over), wash basin and WC.



The property has a long front garden with off road parking on a tarmac drive which leads to a semi-integral double garage, a lawn, a conifer hedge, and a large mature oak tree. Access at the side of the house leads to an overgrown rear garden.

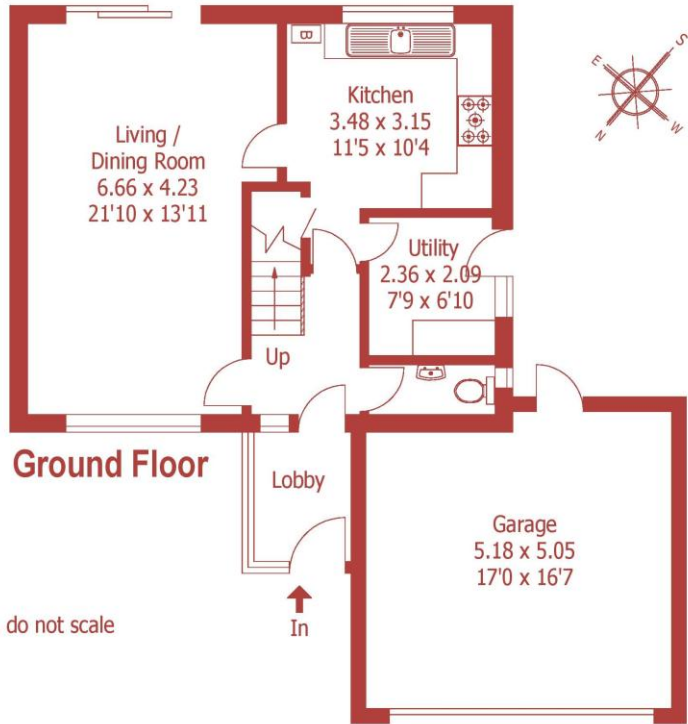
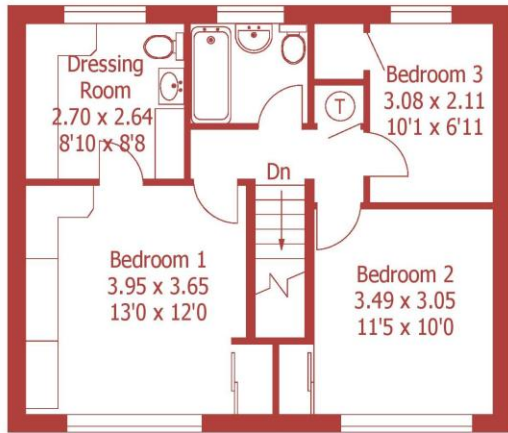
LOCATION: Merley offers local shops, a health practice, a First School, a community centre and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities. There are delightful walks close by, in Delph Woods and along the Castleman Trailway to Wimborne and Poole.

COUNCIL TAX: Band E

DIRECTIONS: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill, passing The Willett Arms on the left. At the roundabout, take the first exit on to Gravel Hill. At the traffic lights, turn left into Queen Anne Drive. Take the fourth turning on the left into Lynwood Drive. Proceed around a left hand bend, continue past a cul-de-sac on the left, and number 152 can be found on the left hand side.



Approximate Gross Internal Area :- 136 sq mt / 1473 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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