



302 SOPWITH CRESCENT, MERLEY, WIMBORNE, DORSET, BH21 1XL
£295,000 FREEHOLD

A WELL PRESENTED 2 DOUBLE BEDROOM MID-TERRACE TOWN HOUSE WITH A SOUTH FACING REAR GARDEN AND AN ALLOCATED PARKING SPACE, OFFERED FOR SALE WITH NO FORWARD CHAIN.

SUMMARY:

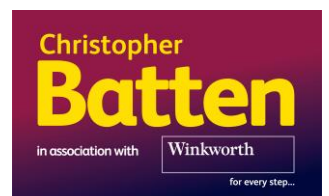
Presented in excellent decorative order, the property enjoys a delightful outlook over a landscaped green to the front, and benefits from gas central heating (installed in 2020), UPVC double glazing, LED downlights, modern fitted kitchen and bathroom, laminate flooring to the ground floor, and fitted carpets to the first floor.

AT A GLANCE

- 2 double bedrooms
- Delightful outlook to the front aspect over a landscaped green
- South facing rear garden
- Allocated parking space
- Presented in excellent decorative order



Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION:

A front door leads to an enclosed entrance porch, with an interior door to the lounge/dining room which has an understairs storage cupboard, laminate flooring, and a delightful aspect onto the open green.

The modern fitted kitchen has an excellent range of high gloss units, ample worktops, 4-burner gas hob with extractor above, electric oven, appliance space and plumbing for washing machine, space for upright fridge/freezer, tall storage cupboard, water resistant laminate flooring, and door to rear garden.

From the lounge/dining room, an open plan staircase leads to the first floor landing where there is access to roof space (with retractable ladder, partially boarded and fitted light).

Bedroom 1 enjoys a lovely aspect over the landscaped green, bedroom 2 has a built-in airing cupboard containing a Worcester gas fired boiler, and the modern bathroom comprises a panelled bath (with shower fitment), WC, pedestal wash hand basin, and ladder rack style radiator.



Outside, the property is set in a mews style setting with a pedestrian footpath to the front where there is a small open plan, low maintenance gravelled garden. The nicely enclosed south facing rear garden has a lower garden terrace, steps lead to a raised lawn, timber garden shed, and a rear gate giving access to the residents' garaging and parking area where there is an allocated parking space immediately to the rear of the property.

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:

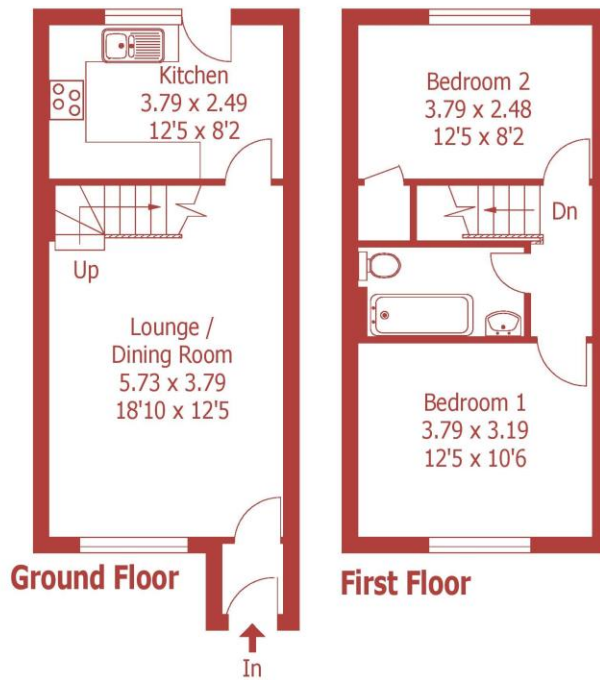
Band C

DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford bridge and up Oakley Hill. Just before the Willett Arms turn left into Oakley Lane and take the first right into Oakley Straight. At the end, turn left into Merley Lane. At the T-junction, turn left into Sopwith Crescent, and number 302 can be found on the left hand side, just past the turning to Brabazon Road on the right.



Approximate Gross Internal Area :- 64 sq m / 692 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
82+	A		
69-81	B		82-81
49-68	C		
35-48	D	44-43	
29-34	E		
21-28	F		
1-20	G		

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

