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COCKERELL CLOSE

OAKLEY, WIMBORNE, DORSET, BH21 1XT

FINE & COUNTRY
Homes from Edwards



£370,000 (GUIDE PRICE)

- **THREE BEDROOM FAMILY HOME**
- **POTENTIAL TO EXTEND (STP)**
- **GARAGE & DRIVEWAY**
- **MATURE GARDEN**
- **LOUNGE/DINING**
- **SEPARATE KITCHEN**
- **FAMILY BATHROOM**
- **CLOSE TO POPULAR LOCAL SCHOOLS**

This three bedroom family home is located within popular Merley and is in close proximity of excellent local schools, a bus route, local shops, doctors surgery and pharmacy.

The property is positioned on a generous corner plot with potential for extension (subject to planning) and with a beautiful mature gardens to the front and rear.

There is also a garage and driveway to the rear of the property.

Internally, the accommodation includes an entrance hall, large lounge dining room with dual aspect and access to a conservatory to the rear of the property, with sliding doors to the garden, as well as the kitchen, which also gives access to the garden. The kitchen is fitted with



modern white cupboards, grey worktops and white tiling. There is space for a washing machine and fridge, with the gas cooker included. The boiler is also fitted in the kitchen and has a separate hot water tank in the airing cupboard upstairs.

Upstairs, the accommodation includes two double bedrooms, both of which are fitted with wardrobes. The third bedroom is a single room which a storage cupboard above the stairs. The bathroom is fitted with a modern white suite and includes a bath, WC and hand wash basin.

EPC: D

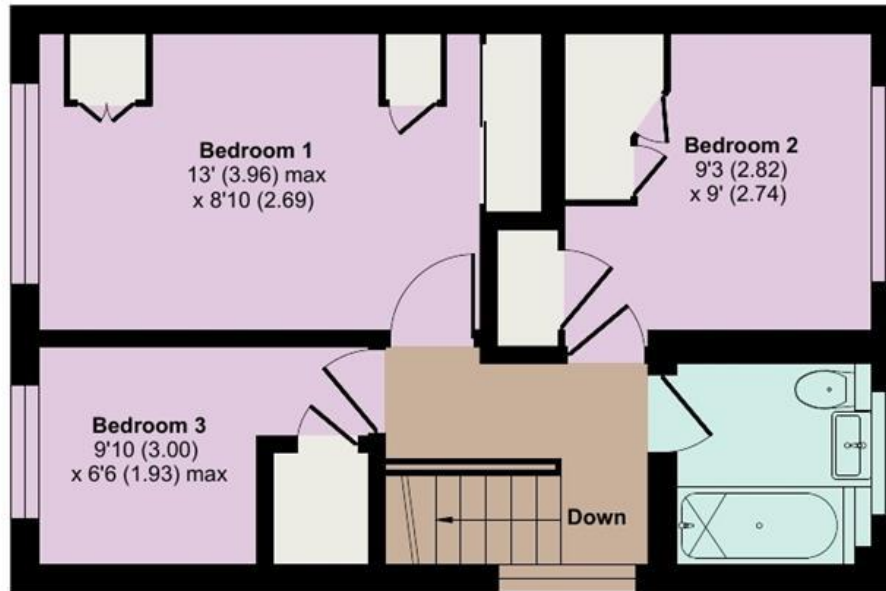
Council Tax Band: C



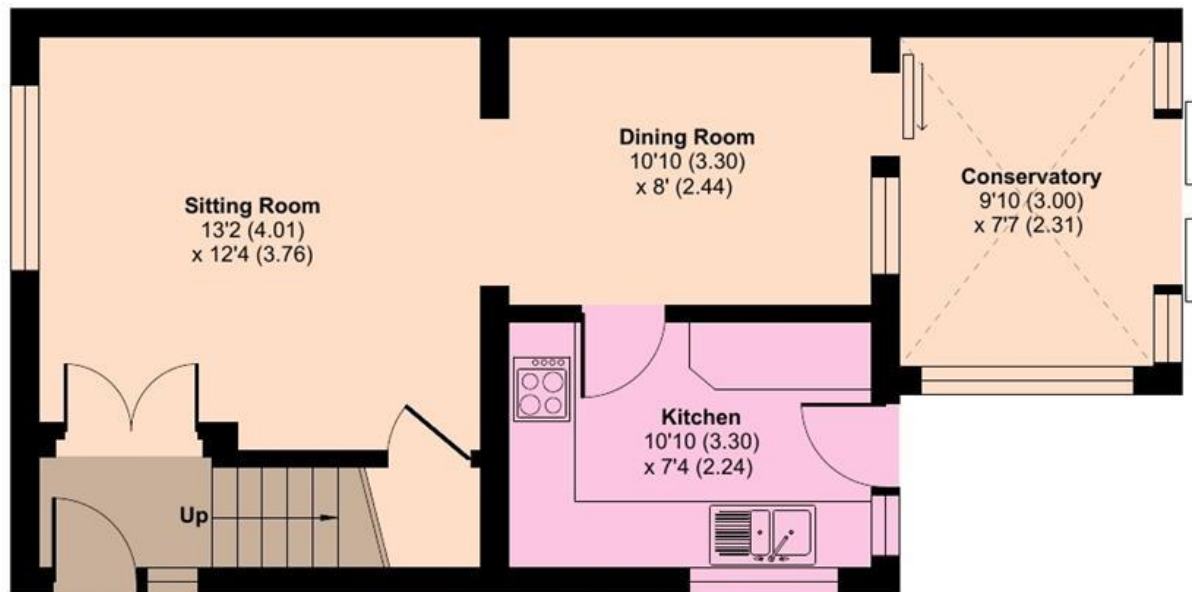
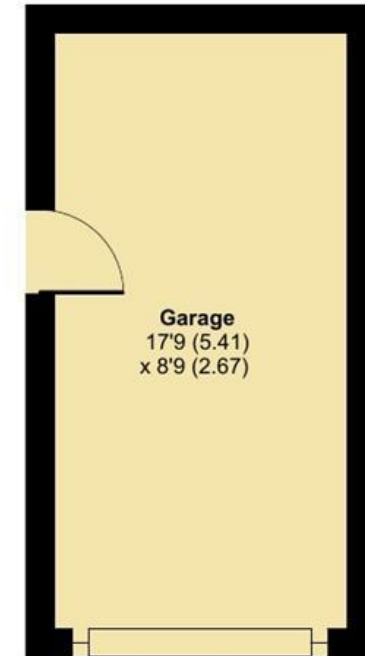
Cockerell Close, Wimborne, BH21

Approximate Area = 1024 sq ft / 95 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal measurements are intended as a guide only and should not be used as a basis for any offer or agreement. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor or by referring to the home information pack for this property. Where appliances, including central heating, are shown, it cannot be assumed that they are in working order as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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