



Corfe Mullen
Dorset, BH21 3ER

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FREEHOLD PRICE £400,000

A well proportioned three bedroom, two bathroom semi detached house with kitchen/diner and landscaped garden in a cul-de-sac location overlooking the Corfe Mullen recreation ground with block paved parking for two cars.

- Entrance hall with access to the cloakroom
- Generous size sitting room with feature bay window and front aspect
- Kitchen/diner finished in a range of high gloss grey units and complementary worktops, Integrated fridge freezer, built-in oven and gas hob, space for washing machine and dishwasher
- Three double bedrooms all with fitted wardrobes
- Main bedroom with en suite shower room with double shower, pedestal wash hand basin and WC
- Family bathroom with bath, pedestal wash hand basin and WC
- Landscaped garden with sandstone patio and decked area with summer house

The property is close to several popular local schools and in close proximity to local amenities including a petrol station, gym, two Co-ops and the Recreation Ground. It is within three miles of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the renowned Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

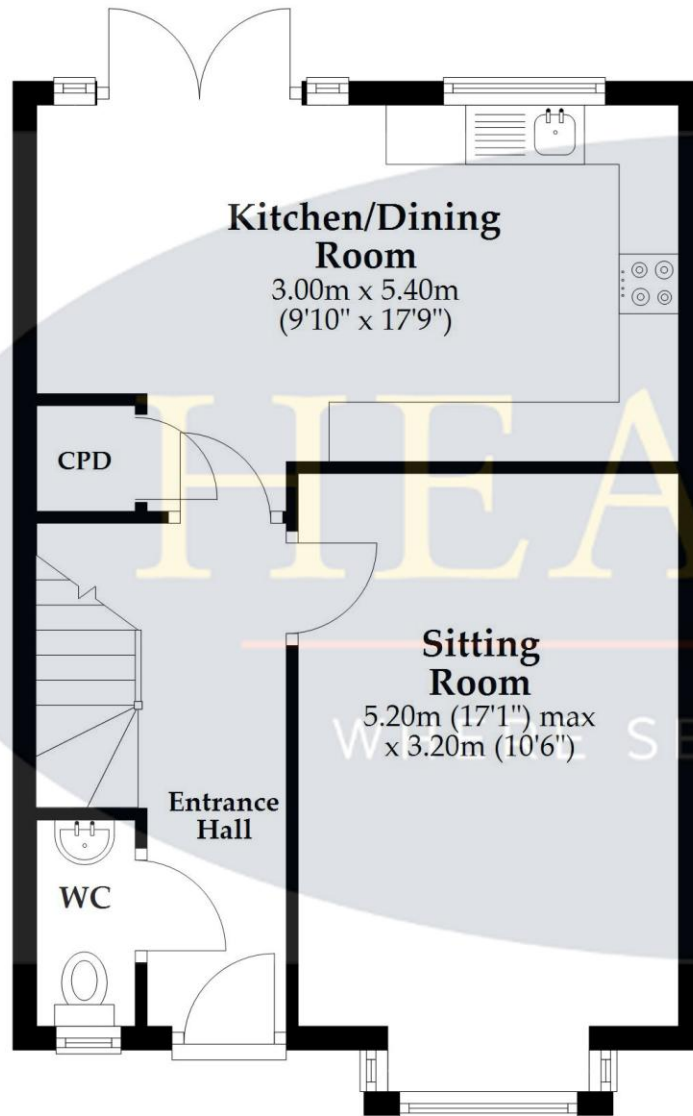




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

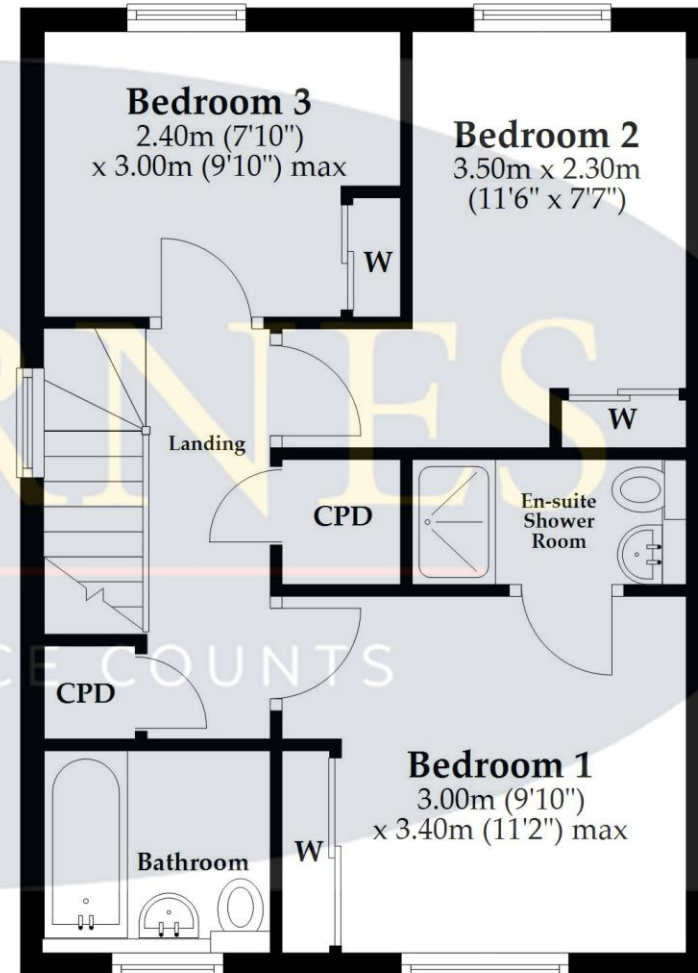
Ground Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 84.5 sq. metres (909.2 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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