



**HEARNES**  
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**Corfe Mullen  
Dorset, BH21 3HD**

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## FREEHOLD PRICE £280,000

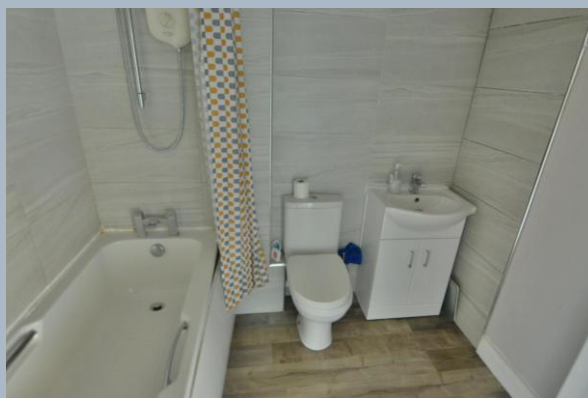
A well proportioned two double bedroom terrace home with garage and easy to maintain garden situated in a popular location.

- Entrance utility porch with space for washing machine and tumble dryer
- Modern front door to entrance hallway with under stairs storage area and space for cloaks
- Good size sitting/dining room with rear aspect window and door to garden
- Kitchen with range of base and eye level units and drawers, inset electric hob and oven with extractor fan over, space for fridge freezer
- Two double bedrooms, bedroom two with fitted wardrobe and further airing cupboard with boiler
- Modern bathroom with three piece suite
- Double glazing and gas heating
- Outside: The front of the property is laid to shingle with useful storage cupboard and enclosed by hedging. (NB: there is no dropped kerb). The rear garden has paved patio with artificial grass for ease of maintenance. There is a rear gate leading to a garage in a block with space for car in front

The property is situated in a well established location which is renowned for its sought after schools and in close proximity to local shops and amenities. It is within 2.5 miles of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the renowned Tivoli theatre.

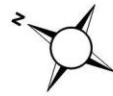
COUNCIL TAX BAND: C      EPC RATING: D

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.

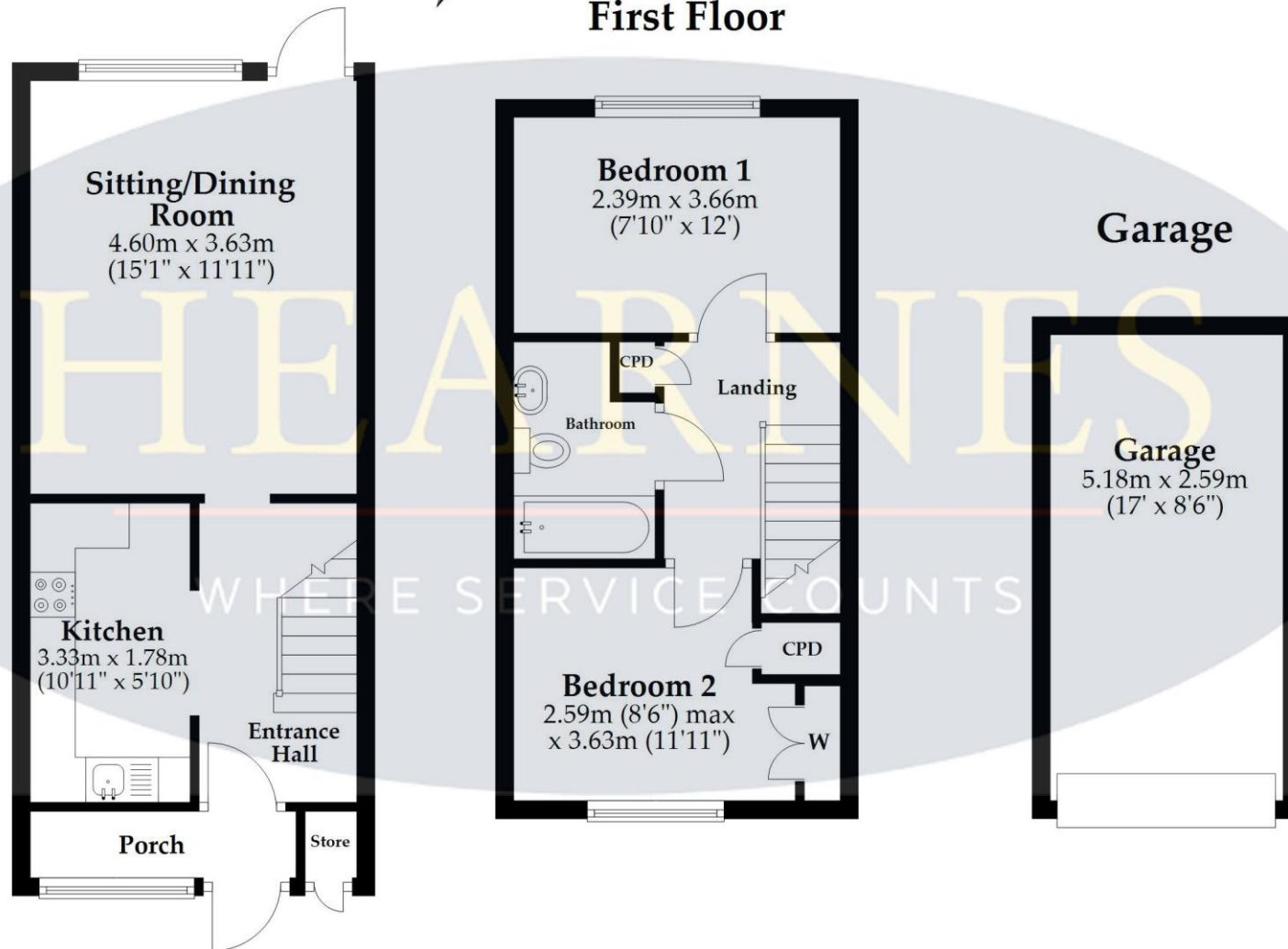


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor



## First Floor



Total area: approx. 73.2 sq. metres (788.2 sq. feet)

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



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