

Corfe Mullen
Dorset, BH21 3BX

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Corfe Mullen, Dorset, BH21 3BX

FREEHOLD PRICE: £360,000

A well proportioned three bedroom, two bathroom mid terrace town house in excellent condition throughout set over three floors with two parking spaces, kitchen/diner and a two tier rear garden, set in a small private cul de sac location close to local amenities.

- Entrance hall with under stairs storage
- Kitchen/diner with range of high gloss floor and wall mounted units with complementary quartz worktops, gas hob, oven, space for washing machine and fridge freezer
- Separate cloakroom with wash hand basin set in a vanity unit and WC
- Sitting room with double glazed French doors opening onto the patio
- Three bedrooms set over two floors, two double bedrooms (one with en suite shower room) and one good size single
- En suite shower room with double shower cubicle, pedestal wash hand basin, WC and heated towel rail
- Family bathroom with shower over the bath, wash hand basin, heated towel rail and WC
- Outside: The garden is low maintenance set over two levels with a private al fresco dining area
- There are two parking spaces one outside the property and one opposite
- Maintenance: There is an annual maintenance fee of £467.50 (2025-2026) for the maintenance of the communal landscaped areas and the water pumping stations for the Close

The property is situated in the popular area of Corfe Mullen which is renowned for its sought after schools and within walking distance of a range of local shops and amenities. 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

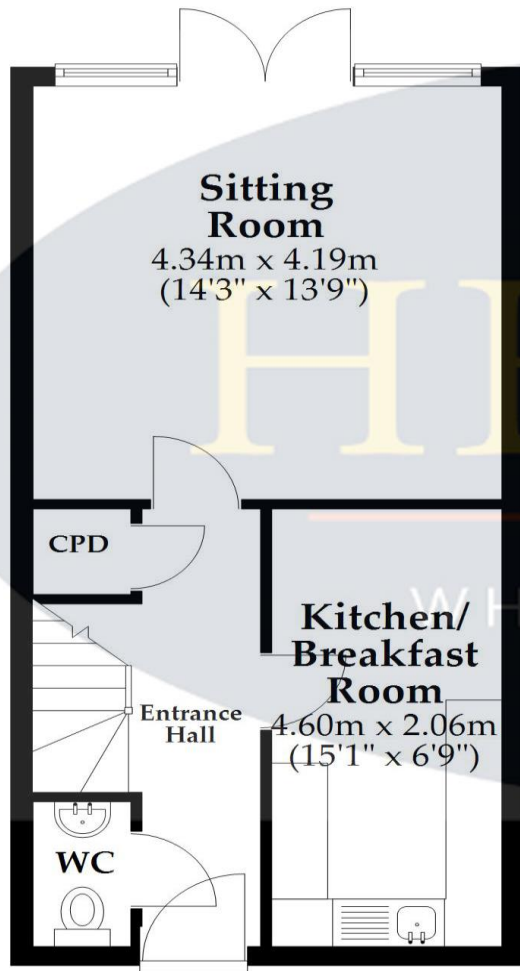
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.

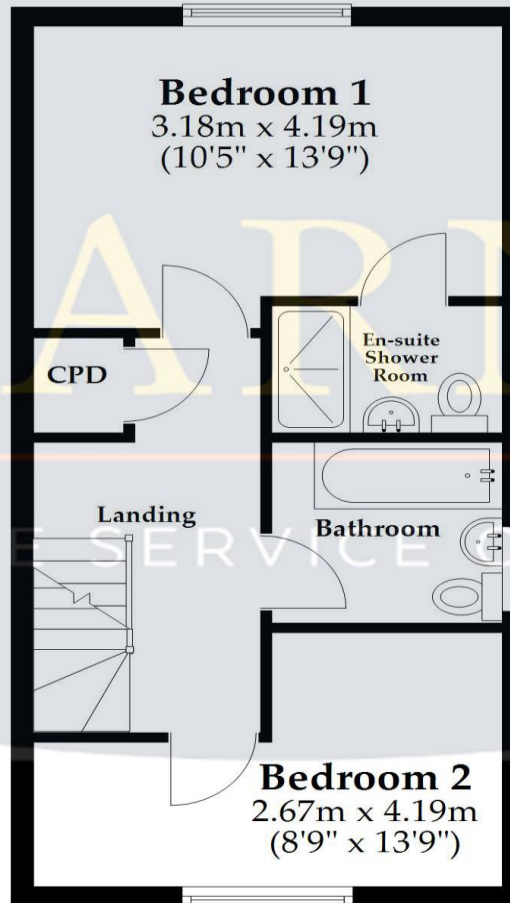
Ground Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



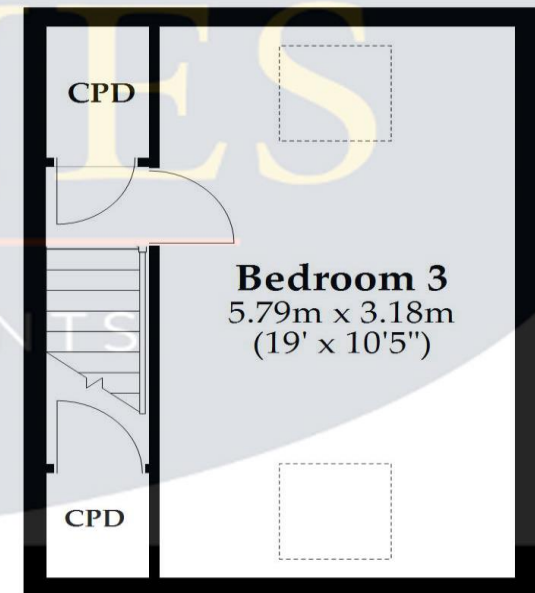
First Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



Second Floor

Approx. 24.3 sq. metres (261.2 sq. feet)



Total area: approx. 100.0 sq. metres (1076.9 sq. feet)

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



